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S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 8, 1987
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

JAN 16 1987

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NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B. 479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, Rosenblatt and Wright.

Staff in attendance: Dean Macris - Director of Planning, Milton Edelin - Deputy Director of Planning, Robert Passmore - Zoning Administrator, George Williams - Assistant Director for Plans and Programs, Lu Blazej, Jim Miller, Gerald Green and Lori Yamauchi - Administrative Secretary.

1:30 P.M.

MEETING WAS CALLED TO ORDER AT 1:35 P.M.

A. DIRECTOR'S REPORT

1. CONSIDERATION OF RESOLUTION authorizing the Director of Planning to extend the contract with the Center for Environmental Design Research to June 30, 1987. (Kessler)

No public testimony received.

APPROVED, RESOLUTION #10897

VOTE: 5-0

ABSENT: Commissioners Bierman and Hemphill

ADDITIONAL MATTERS:

I.A.091 - 239

Mr. Macris presented and submitted two memoranda on items related to the ANNUAL OFFICE DEVELOPMENT LIMITATION PROGRAM. The first item, presented by Mr. Blazej, was the list of office development projects approved or reapproved by the City since November 29, 1984 and containing (Exhibit A - memorandum from Robert Passmore, dated January 7, 1987) 25,000 square feet or more of office space. This list is required by Proposition M and Section 321.1 of the City Planning Code to be certified by February 1, 1987. The required public hearing on the list is scheduled for January 22, 1987 to receive public testimony on adjustments to the list. The list was prepared in accordance with Section 321.1, which requires the

Additional Matters cont.

950,000 square feet annual limit be adjusted downward by 475,000 square feet annually for a period needed to amortize the space in projects with 25,000 square feet or more for which permits were issued or reapproved since November 29, 1984. The list shows that projects for which permits were issued since November 29, 1984 totaled 4,955,000 square feet, and projects reapproved since that date totaled 2,264,000 square feet. Thus, a grand total of 7,220,000 square feet of space in the inventory would be amortized over 15 years at a rate of 475,000 square feet per year. This would maintain the reduced annual limit of 475,000 square feet for the next 15 years.

The second item, presented by Mr. Williams, was the rules and schedule for the second round of the Annual Limitation Program. A public hearing on the rules is scheduled for January 15, 1987. The City Planning Commission could allocate for the current approval period (October 17, 1986 - October 16, 1987) - a total of 950,000 square feet, 150,000 square feet of which would be reserved for allocation to smaller buildings of 25,000 - 49,999 square feet of office space. The revised rules call for one review, ending with Planning Commission decisions on the eligible projects in mid-June. The architectural panel would be used twice; first, in a design review capacity, and second as a jury rating the architectural quality. Fourteen buildings could meet the proposed schedule deadlines - four smaller buildings and ten buildings of 50,000 square feet or more of office space - totaling 2,266,000 square feet.

B. COMMISSIONERS' QUESTIONS & MATTERSC. CONSIDERATION OF FINDINGS & FINAL MOTION; PUBLIC HEARING CLOSED

2. 86.578C (Miller)
1200 VAN DYKE AVENUE, north corner at Hawes Street, Lot 15 in Assessor's Block 4812 - Consideration of final language to APPROVE with conditions the authorization of Conditional Use for an AUTOMOBILE WRECKING OPERATION in an M-1 (Light Industrial) district. (Public hearing closed and Continued from Regular Meeting of December 18, 1986)

1:55 - 2:05 P.M.

I.A.264 - 509

Wayne Rieke, representative of the project sponsor, inquired about the conditions of approval.

APPROVED WITH CONDITIONS, MOTION #10898

VOTE: 7-0

3. 86.455C (McDonald)
2600 POLK STREET, northeast corner of Polk and Greenwich Streets, Lot 18 in Assessor's Block 501 - Consideration of final language to APPROVE the authorization of Conditional Use to construct a 33-unit building EXCEEDING A HEIGHT OF 40 FEET in an RM-2 (Mixed Residential Moderate Density) district within a 65-A Height and Bulk district. (Public hearing closed and Continued from Regular Meeting of December 11, 1986)

Item #86.455C cont.

CONTINUED TO JANUARY 22, 1987

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

D. CONSENT CALENDAR

4. 86.553C (Green)
414 COLUMBUS AVENUE, on the north side between Vallejo and Green Streets, Lot 15 in Assessor's Block 131 - Request for authorization of Conditional Use to permit an ON-SALE GENERAL (beer, wine and liquor consumption on the premises) RESTAURANT ALCOHOLIC BEVERAGE LICENSE in a C-2 (Community Business) District within the Interim North Beach Neighborhood Commercial District. The proposal is to replace an on-sale beer & wine alcoholic beverage license for an existing full-service restaurant. This application has been placed on the Consent Calendar with a recommendation for approval as proposed in this application. The Conditions of Approval made a part of this application are available for inspection at the Department of City Planning.

CONTINUED TO FEBRUARY 5, 1987

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

E. REGULAR CALENDAR

5. 86.547T (Mabelitini)
Consideration of findings of consistency with the Priority Policies of Section 101.1 relating to amendments to Section 165 of the City Planning Code to require periodic notice to certain employees of child care plans and services, which amendments were previously approved by Resolution No. 10855.
(Continued from Regular Meeting of December 18, 1986)

2:08 - 2:10 P.M.

I.A.510 - 529

No public testimony received.

APPROVED, MOTION #10899

VOTE: 7-0

6. 86.458T (Nixon)
Ordinance Amending Section 351 of the Planning Code relating to fee exemptions for non-profit organizations engaged in the development of affordable residential structures. (Board of Supervisors file 115-86-27).
(Continued from Regular Meeting of December 18, 1986)

CONTINUED INDEFINITELY

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

7. 85.533ZT (Bateson)
MID-MARKET AREA, Area generally bounded by Fifth, Market, Ninth and Mission and Natoma Streets, and including portions of Assessor's Block 3701, 3702, 3703, 3704 and 3725 - Consideration of interim zoning controls and permanent amendments to Zoning Map and City Planning Code text to reclassify height and bulk districts located therein from 90-X, 120-X, 120-F, 150-S, 160-F, 180-S and 240-S to

Item #85.533ZT cont.

65-X - 105-E, 90-X, 90-X - 120-F, 90-X - 150-F, 90-X - 240-F and 120-X; and amending the text of the City Planning Code by adding Sections 263.11 and 296 to provide for exceptions to the base height limits in the Mid-Market Street area for affordable housing and for height restrictions on buildings shading United Nations Plaza. In its actions, the Commission may modify the proposed interim or permanent Zoning controls and consider the alternative proposed by the Board of Supervisors.

(Continued from Regular Meeting of December 18, 1986)

Consideration of Resolution of Intent to Initiate new Interim Controls and Permanent Amendments to the Zoning Map and City Planning Code Text, which are more restrictive for the area bounded by Seventh, Market, Ninth and Mission Streets than those interim and permanent controls noted above, which were initiated by the Commission on July 10, 1986.

CONTINUED TO JANUARY 22, 1987

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

8. 86.395C (Miller)

814 SOUTH VAN NESS AVENUE, west side between 19th and 20th Streets, Lot 3 in Assessor's Block 3595 -- Request for authorization of Conditional Use for the construction of a RESIDENTIAL CARE FACILITY for 40 persons in an RH-3 (House, Three-Family) district.

(Continued from Regular Meeting of December 18, 1986)

2:10 - 2:55 P.M.

I.A.531 - I.B.336

Speakers: 1. Nicholas Agbabiaka - project architect. 2. John Riggs - Community Mental Health Services (pro). 3. William Maheegan (con). 4. Katie Wheats (con). 5. Virginia Maheegan (con). 6. Andre Parangan - project sponsor.

The Commissioners commented on the number of residents and staff, the building scale and height, concentration of residential care facilities in this and other areas, and the project's design and parking.

CONTINUED TO FEBRUARY 5, 1987

VOTE: 7-0

9. 85.541C (Chavis)

4625 CABRILLO STREET, southwest corner at 47th Avenue, Lots 39, 40, 41 and 42 in Assessor's Block 1690 - Request for authorization of Conditional Use to permit a nonconforming automobile repair garage in an RM-1 (Mixed Residential, Low Density) district to continue operating on the property beyond the May 2, 1990 termination date for an additional Five Years.

CONTINUED TO FEBRUARY 5, 1987

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

10. 86.440C (Green)

160 CHURCH STREET, west side between Duboce Avenue and 14th Street, Lots 91 and 13 in Assessor's Block 3537 - Request for authorization of Conditional Use to permit a FAST FOOD AND TAKE-OUT ESTABLISHMENT

Item #86.440C cont.

in a C-2 (Community Business) District within the Interim Upper Market Street Neighborhood Commercial District. The proposal is to install a Carl's Jr. Restaurant with seating capacity for up to 89 persons in approximately 3,500 square feet of floor area.
(Continued from Regular Meeting of October 30, 1986)

CONTINUED TO FEBRUARY 5, 1987

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

11. 86.540C (Green)
2586 THIRD STREET, west side between 22nd and 23rd Streets, Lot 14, in Assessor's Block 4172 - Request for authorization of Conditional Use to permit COMMERCIAL SPACES OVER 3,500 SQUARE FEET AND PARKING IN THE BASEMENT in a RC-2 (Residential - Commercial Combined, Moderate Density) District within an interim NC-2 (Small-Scale Neighborhood Commercial) District. The proposal is to construct a two (2) story over basement building with commercial retail on the ground floor, and office use on the second story with three (3) off-street parking spaces in the basement.

3:10 - 3:12 P.M.

I.B.349 - 374

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #10900

VOTE: 7-0

12. 86.617C (Green)
3089 - 16th STREET, southeast corner of 16th and Valencia Streets, Lot 49 in Assessor's Block 3569 - Request for authorization of Conditional Use to permit an ENTERTAINMENT USE in a C-M (Heavy Commercial) District within the Interim Valencia Neighborhood Commercial District. The proposal is to add dancing to an existing bar with a capacity of approximately 49 persons. The area dedicated to dancing will be approximately 180 square feet.

3:12 - 3:15 P.M.

I.B.376 - 389

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #10901

VOTE: 7-0

13. 86.635C (Green)
1193 CHURCH STREET, northeast corner of Church and 24th Streets, Lot 22 in Assessor's Block 3650 - Request for authorization of Conditional Use to permit an EXPANSION OF AN EXISTING RESTAURANT (3782 - 24th Street) in a RC-1 (Residential Commercial Combined: Low Density) District within the interim 24th Street Noe Valley Neighborhood Commercial District. The proposal is to expand the existing restaurant by approximately 2,220 square feet for new kitchen and storage area.

CONTINUED TO JANUARY 15, 1987

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

14. 86.670D (Hussey)
166 WINFIELD STREET, Lot 14 in Assessor's Block 5617 - Consideration of request for Discretionary Review of Building Permit Application No. 8610950 for the alteration of the ground floor of a one-unit residential structure to add a second dwelling unit in a RH-2 (House, Two Family) District.

CONTINUED TO JANUARY 22, 1987
ABSENT: COMMISSIONER BIERMAN

VOTE: 6-0

15. 86.670D (Hussey)
166 WINFIELD STREET, Lot 14 in Assessor's Block 5617 - Discretionary Review of Building Permit Application No. 8610950, described above.

CONTINUED TO JANUARY 22, 1987
ABSENT: COMMISSIONER BIERMAN

VOTE: 6-0

Adjournment AT 3:15 P.M.

NOTE ON APPEALS: Commission Action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-4656.

NOTICE ON FUTURE HEARING: The City Planning Commission will hold a public hearing in Room 282, City Hall on the following proposal on Thursday, January 15, 1987, beginning at 1:00 p.m. or later (call Lori Yamauchi at 558-4656 on January 12th or thereafter for a more specific time).

86.614T: Proposed amendments to Section 309 of the City Planning Code as initiated by the Board of Supervisors requiring a hearing for buildings more than 75 feet in height in C-3 districts (Board of Supervisors File 115-86-38).

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FEB 9 1987

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SPECIAL JOINT MEETING

UNITED STATES
GOLDEN GATE NATIONAL RECREATION AREA ADVISORY COMMISSION
AND

SAN FRANCISCO
CITY PLANNING COMMISSION
THURSDAY

JANUARY 15, 1987
BUILDING 201
FORT MASON
7:30 P.M.

PRESENT: City Planning Commissioners: Allen, Bierman, Karasick, and Rosenblatt.

ABSENT: City Planning Commissioners Hemphill, Nakashima and Wright.

PRESENT: Golden Gate National Recreation Area Advisory Commissioners: Ayala, Bartke, Boerder, Cooswell, Crowley, Doss, Eisenberg, Jeong, Friedman, Meyer, Park Li, Pinkston, Robinson, Sciaroni, Spring, and Williams.

7:30 P.M.

MEETING WAS CALLED TO ORDER AT 7:40 P.M. by Brian O'Neill, Superintendent, Golden Gate National Recreation Area.

A presentation on the resource study of the Presidio of San Francisco, conducted by the Community Assistance Team, American Society of Landscape Architects, was done by Tito Patri.

Public hearing on the proposed construction of a bowling center at the Presidio.

Following a presentation by the Army and questions by the Commissioners, testimony was received from the following speakers: 1. David Randolph - San Francisco Bowling Association (pro). 2. Sgt. James Robb (pro). 3. Robert Holmes - San Francisco Chapter, Association of the U.S. Army (pro). 4. Nina Eloisa.

BOWLING CENTER SITE AND BUILDING ENVELOPE FOUND TO BE CONSISTENT WITH MASTER PLAN, PROVIDED THAT FINAL DESIGN AND LANDSCAPING ARE SUBJECT TO COMMISSION REVIEW AND SPECIFIC TIMING OF BUILDING TO BE DEMOLISHED IS IDENTIFIED.

RESOLUTION #10908

VOTE: 4-0

Special Joint Meeting adjourned at 9:15 p.m.

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1/15/87

S U M M A R Y

OF THE
— SAN FRANCISCO
— CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 15, 1987
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

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PRESENT: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, Rosenblatt and Wright.

Staff in attendance: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, George Williams - Assistant Director for Plans and Programs, Jim Miller, Gerald Green, David Hood, Larry McDonald and Lori Yamauchi - Administrative Secretary.

1:30 P.M.

MEETING WAS CALLED TO ORDER AT 1:40 P.M.

A. DIRECTOR'S REPORT

B. COMMISSIONERS' QUESTIONS & MATTERS

1. ELECTION OF OFFICERS:

In accordance with the Rules and Regulations of the City Planning Commission, the President and Vice President of the Commission "shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year; or at a subsequent meeting, the date which shall be fixed by the Commission at the first Regular Meeting on or after the 15th day of January each year."

The Commission passed a motion to reelect Commissioner Rosenblatt as President and Commissioner Nakashima as Vice President.

VOTE: 7-0

C. ITEMS TO BE CONTINUED

2. 86.331E (Loftman)
2165-71 LOMBARD STREET, south side near Steiner Street, Lots 26 and 28 in Assessor's Block 510 - Appeal of Preliminary Negative Declaration on the proposed demolition of a restaurant and parking lot and the construction of a four-story hotel containing about 23,400 gross square feet and 48 rooms and including a 2,500 gross square foot restaurant and parking for 29 vehicles.
(Proposed for continuation to March 5, 1987)

CONTINUED TO MARCH 5, 1987

VOTE: 7-0

3. 86.217C (Hood)
722 LOMBARD STREET, north side between Columbus Avenue and Mason Street, Lot 26 in Assessor's Block 65 - Request for authorization of Conditional Use to demolish a residential use and replace with four dwelling units with parking in an RM-2 (Mixed Residential, Moderate Density) and the Interim North Beach Neighborhood Commercial district.
(Continued from Regular Meeting of December 4, 1986)
(Proposed for continuation to February 5, 1987)

CONTINUED TO FEBRUARY 5, 1987

VOTE: 7-0

D. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

4. 86.522C (Miller)
2253 UNION STREET, south side between Steiner and Fillmore Streets, Lot 29 in Assessor's Block 539 - Consideration of final language and design to APPROVE the authorization of Conditional Use and Special Use for a 15-ROOM BED-AND-BREAKFAST INN in a C-2 (Community Business)/Interim Union Street Neighborhood Commercial District and the Union Street Special Use District.
(Public Hearing closed and Continued from Regular Meeting of December 18, 1986).

1:15 - 2:25 P.M.

I.A.101 -626

Following staff presentation on a meeting between the project applicant and neighborhood group representatives and the findings and conditions of the draft motion, the Commissioners discussed and reviewed the design and facade changes. A motion to approve the draft motion failed by a vote of 3-4 (Commissioners Bierman, Hemphill, Nakashima and Rosenblatt voting no). Jack Vallee, the project architect reviewed the facade changes. Staff reviewed the Union Street Design Guidelines.

APPROVED WITH CONDITIONS, MOTION #10902

VOTE: 5-2

VOTING NO: COMMISSIONERS BIERMAN AND NAKASHIMA

E. REGULAR CALENDAR

5. (Williams)
OFFICE DEVELOPMENT LIMITATION PROGRAM. Consideration of rules for evaluating office development projects in the next approval period by the City Planning Commission.

Item #5 cont.

2:25 - 3:25 P.M.

I.A.627 - I.B.622

Speakers included: 1. Richard Morten - San Francisco Chamber of Commerce. 2. Fred Clark. 3. Harry O'Brien - St. Francis Memorial Hospital representative. 4. Michael Stanton - American Institute of Architects, S. F. Chapter. 5. Jim Titus - Skidmore, Owings and Merrill. 6. Georgia Brittan - San Franciscan for Reasonable Growth. 7. Sue Hestor - Campaign for Accountable Planning. 8. Michael McGill - SPUR.

Testimony and discussion commented on the following: criteria of employment opportunities, Department's suggestion to reserve a portion of space for future year's allocation, TDR criteria, separate review of projects under 50,000 square feet and projects over 50,000 square feet, separate review of projects outside C-3 districts and projects in C-3 districts, the use of the architectural review panel, apportionment of space over approval period, and the application of Priority Policies.

CONTINUED TO JANUARY 29, 1987

VOTE: 7-0

6. 86.592TE

(Mabelitini)

Proposed amendments to Section 314.4 of the Planning Code as initiated by the Board of Supervisors concerning child care in office and hotel developments. (Board of Supervisors File 115-86-20.5)

Copies of these amendments are available from the City Planning Development, Zoning Counter at 450 McAllister St. 5th floor, 558-3055. (Continued from Regular Meeting of December 18, 1986)

3:25 - 3:30 P.M.

I.B.628 - 660

Moira So, Director of the Mayor's Office of Community Development, presented the amendments.

APPROVED, RESOLUTION #10903

VOTE: 7-0

7. 86.635C

(Green)

1193 CHURCH STREET, northeast corner of Church and 24th Streets, Lot 22 in Assessor's Block 3650 - Request for authorization of Conditional Use to permit an EXPANSION OF AN EXISTING RESTAURANT (3782 - 24th Street) in a RC-1 (Residential Commercial Combined: Low Density) District within the interim 24th Street Noe Valley Neighborhood Commercial District. The proposal is to expand the existing restaurant by approximately 2,220 square feet for new kitchen and storage area.

(Continued from Regular Meeting of January 8, 1987)

3:45 - 3:48 P.M.

I.B.662 - 730

Speaker: Jacques Bertrand - Friends of Noe Valley.

APPROVED WITH CONDITIONS, MOTION #10904

VOTE: 7-0

8. 86.534C

(Hood)

679 - 14th STREET, south side between Market and Dolores Streets, Lot 71 in Assessor's Block 3544 - Request for authorization of Conditional Use to CONVERT A RESIDENTIAL UNIT TO OFFICE SPACE in a C-2 (Community Business) district and the Upper Market Neighborhood Commercial district.

Item #86.534C cont.

3:48 - 3:50 P.M.

I.B.730 - 753

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #10905

VOTE: 7-0

9. 86.630C

(Hood)

1927 TARAVAL STREET, south side between 29th and 30th Avenue, Lot 39 in Assessor's Block 2396 - Request for authorization of Conditional Use to DEMOLISH A RESIDENTIAL UNIT AND REPLACE WITH COMMERCIAL SPACE AND A DWELLING UNIT WITH PARKING in a C-2 (Community Business) district and an Interim NC-2 (Small Scale Neighborhood Commercial) district.

CONTINUED TO FEBRUARY 5, 1987

VOTE: 7-0

10. 86.614T

(Badiner)

Consideration of proposed amendments to Section 309 of the Planning Code as initiated by the Board of Supervisors requiring a hearing for buildings more than 75 feet in height in C-3 Districts. (Board of Supervisors File 115-86-38).

3:55 - 4:00 P.M.

I.B.754 - 807

Speaker: Robert McCarthy (pro).

APPROVED, RESOLUTION #10906

VOTE: 7-0

11. 86.231C

(McDonald)

THIRD STREET AND LECONTE AVENUE, northeast corner, Lots 8-14 in Assessor's Block 4995 - Request for authorization of Conditional Use to permit RESUBDIVISION OF 7 EXISTING LOTS INTO 9 NEW LOTS each having a width less than the code required width of 25 feet.

4:00 - 4:05 P.M.

I.B.808 - 878

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #10907

VOTE: 7-0

12. 85.65VDD

(Marsh)

110 SUMMIT STREET, east side north of Margaret Street, Lot 15 in Assessor's Block 7059 - Consideration of request for Discretionary Review of Building Permit Application No. 8606686 to construct a second story over an existing one-story single-family residence.

CONTINUED TO JANUARY 29, 1987

VOTE: 7-0

13. 85.65VDD

(Marsh)

110 SUMMIT STREET, east side north of Margaret Street, Lot 15 in Assessor's Block 7059 - Discretionary Review of Building Permit Application No. 8606686, as described above.

CONTINUED TO JANUARY 29, 1987

VOTE: 7-0

Adjournment AT 4:05 P.M.

SPECIAL JOINT MEETING

UNITED STATES
GOLDEN GATE NATIONAL RECREATION AREA ADVISORY COMMISSION
AND
SAN FRANCISCO
CITY PLANNING COMMISSION
THURSDAY
JANUARY 15, 1987
BUILDING 201
FORT MASON
7:30 P.M.

ROLL CALL: City Planning Commissioners: Allen, Bierman, Birrer, Hemphill
Nakashima, Nothenberg and Rosenblatt.

Golden Gate National Recreation Area Advisory Commissioners:
Ayala, Bartke, Boerger, Coatswell, Crowley, Doss, Eisenberg, Jeong,
Friedman, Greene, Meyer, Park Li, Pinkston, Robinson, Sciaroni
Spring, Wayburn, and Williams.

7:30 P.M.

Public hearing on the proposed construction of a bowling center at the
Presidio.

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PRESENT: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, Rosenblatt and Wright.

Staff in attendance: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, George Williams - Assistant Director for Plans and Programs, Lu Blazej, Larry McDonald, Jonathan Hussey, Gerald Green, and Lori Yamauchi - Administrative Secretary.

1:30 P.M.

MEETING WAS CALLED TO ORDER AT 1:45 P.M.

A. DIRECTOR'S REPORT

1. 86.705ETZM (Scott)
CHINATOWN CORE REZONING, Area roughly bounded by Broadway, Columbus Avenue, Montgomery Street, Bush Street and Powell Street including Assessor's Blocks 146-48, 159-62, 176-80, 191-95, 208-211, 210A, 224-27, 241-43, 257, 258, 270 and 271, or portions thereof - Consideration of RESOLUTION OF INTENT TO INITIATE PERMANENT CONTROLS, including: (1) amendments to the Zoning Map to reclassify use districts of portions of property therein from C-2 (COMMUNITY BUSINESS) and C-3-C (CHINATOWN DOWNTOWN) to CCB (CHINATOWN COMMUNITY BUSINESS), CVR (CHINATOWN VISITOR RETAIL) and CRNC (CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL) and to reclassify HEIGHT AND BULK DISTRICTS of portions of property therein from 65-A, 65-D-2, 88-X, 105-A, 160-D, 160-F, 160-H, 300-H and 320-I to 50-N, 65-N, 65-D-2 and 65-85-N;

(2) amendments to the City Planning Code text to add a new Article 8 providing for Chinatown Mixed Use Districts; and

(3) amendments to other sections of the Planning Code concerning building and design standards, housing conversions, and administrative review procedures.

Item #86.705ETZM cont.

Master Plan amendments to include policies related to Chinatown are also to be considered at the time of the public hearing on the Permanent Zoning Controls.

CONTINUED TO JANUARY 29, 1987

VOTE: 7-0

B. COMMISSIONERS' QUESTIONS & MATTERS

Commissioner Bierman asked that she be excused from voting on all Commission matters relating to Polytechnic High School.

C. ITEMS TO BE CONTINUED

2. 86.207ECV (Hood)
2835 - 26th STREET, south side between York and Hampshire Streets,
Lot 3 in Assessor's Block 4334 - Request for authorization of
Conditional Use to construct nine DWELLING UNITS WITH PAKRING in an
RH-2 (House, Two-Family) district.
(Proposed for continuation to February 5, 1987)

CONTINUED TO FEBRUARY 5, 1987

VOTE: 7-0

D. CONSIDERATION OF FINDINGS & FINAL MOTION; PUBLIC HEARING CLOSED

3. 86.455C (McDonald)
2600 POLK STREET, northeast corner of Polk and Greenwich Streets, Lot
18 in Assessor's Block 501 - Consideration of final language to
APPROVE the authorization of Conditional Use to construct a 33-unit
building EXCEEDING A HEIGHT OF 40 FEET in an RM-2 (Mixed Residential,
Moderate Density) district within a 65-A Height and Bulk district.
(Public hearing closed and Continued from Regular Meeting of January
8, 1987)

2:05 - 2:25 P.M.

I.A.347 - 589

Staff reviewed four issues of controversy: the chain link fence, visitor parking, performance bond, and exterior materials. Staff and Commissioners amended draft condition #2 under "Design" to read as follows: "The project sponsor shall seek to develop an exterior building design using wooden siding, cedar shingles or a combination of both materials. Exterior colors shall be limited to neutral and earth tones. Wall surfaces may be stained, painted or naturally finished. The type of materials employed, colors used, and the quality of detailing and material shown in the plans and specifications shall be subject to final approval by the Department of City Planning."

APPROVED WITH AMENDED CONDITIONS, MOTION #10909
VOTING NO: COMMISSIONER KARASICK

VOTE: 6-1

E. REGULAR CALENDAR

4. 87.31ER (Williams)
Request to review for conformity with the Master Plan a proposed amendment to the "Design for Development" Plan of the Rincon Point-South Beach Redevelopment Plan, to allow additional height and volume for buildings within the 40-foot height limit areas.

1:50 - 1:53 P.M.

I.A.058 - 103

Tom Conrad of the Redevelopment Agency, explained amendment.

PASSED MOTION APPROVING AMENDMENTS AND CONFORMITY WITH MASTER PLAN.

VOTE: 7-0

5. (Nixon/Blazej)
Public Hearing on and consideration of Certification by the Zoning Administrator of the list of office development projects containing 25,000 square feet or more of additional office space which were approved by the City after November 29, 1984, as required by Section 321.1 of the City Planning Code.

1:53 - 2:05 P.M.

I.A.113 - 345

Speakers: 1. Georgia Brittan - San Franciscans for Reasonable Growth. 2. Sue Hestor. In the testimony, Ms. Hestor requested that the Olympia and York building be removed from the list due to its uncertainty, and that the China Basin project be monitored, since the building has not yet been built since permits were approved in 1981.

PUBLIC HEARING CLOSED

VOTE: 7-0

6. 85.533ZT (Bateson)
MID-MARKET AREA, Area generally bounded by Fifth, Market, Ninth and Mission and Natoma Streets, and including portions of Assessor's Blocks 3701, 3702, 3703, 3704 and 3725 - Consideration of interim zoning controls and permanent amendments to Zoning Map and City Planning Code text to reclassify height and bulk districts located therein from 90-X, 120-X, 120-F, 150-S, 160-F, 180-S and 240-S to 65-X - 105-E, 90-X, 90-X - 120-F, 90-X - 150-F, 90-X - 240-F and 120-X; and amending the text of the City Planning Code by adding Sections 263.11 and 296 to provide for exceptions to the base height limits in the Mid-Market Street area for affordable housing and for height restrictions on buildings shading United Nations Plaza. In its actions, the Commission may modify the proposed interim or permanent Zoning controls and consider the alternative proposed by the Board of Supervisors.

(Continued from Regular Meeting of January 8, 1987)

Consideration of Resolution of Intent to Initiate new Interim Controls and Permanent Amendments to the Zoning Map and City Planning Code Text, which are more restrictive for the area bounded by Seventh, Market, Ninth and Mission Streets than those interim and permanent controls noted above, which were initiated by the Commission on July 10, 1986.

CONTINUED TO FEBRUARY 19, 1987

VOTE: 7-0

7. 86.670D (Hussey)
166 WINFIELD STREET, Lot 14 in Assessor's Block 5617 - Consideration of request for Discretionary Review of Building Permit Application No. 8610950 for the alteration of the ground floor of a one-unit residential structure to add a second dwelling unit in a RH-2 (House, Two Family) District.
(Continued from Regular Meeting of January 8, 1987)

2:25 - 2:35 P.M.

I.A.590 - 699

Speakers: 1. Mike Ackerman. 2. Martha Collins - project sponsor.

PASSED MOTION NOT TO TAKE DISCRETIONARY REVIEW

VOTE: 7-0

8. 86.670D (Hussey)
166 WINFIELD STREET, Lot 14 in Assessor's Block 5617 - Discretionary Review of Building Permit Application No. 8610950, described above.
(Continued from Regular Meeting of January 8, 1987)

THIS MATTER WAS NOT HEARD, see item #7.

9. 86.449C (Miller)
846-848 BRUNSWICK STREET and 5825 MISSION STREET, Block bounded by Mission, Oliver, Brunswick and Acton Streets, Lots 2, 14, 15 and 27 in Assessor's Block 6472 - Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for an ADDITION TO A CHURCH/COMMUNITY CENTER (San Francisco Christian Center) in RH-1 (House, One-Family) and C-2 (Community Business)/Interim NC-2 (Small-Scale Neighborhood Commercial) districts.
(Continued from Regular Meeting of December 4, 1986)

CONTINUED TO FEBRUARY 5, 1987

VOTE: 7-0

10. 86.572C (Green)
3634 SACRAMENTO STREET, north side between Spruce and Locust Streets Lot 9 in Assessor's Block 1011 - Request for authorization of Conditional Use to permit an ON-SALE GENERAL (beer, wine and liquor) ALCOHOLIC BEVERAGE CONTROL LICENSE (TYPE 47) WITHIN AN EXISTING RESTAURANT in a C-2 (Community Business) District within the interim Sacramento Street Neighborhood Commercial District.

2:35 - 3:30 P.M.

I.A.70L - I.B.663

Speakers: 1. Anthony Lacavera - project applicant. 2. Woodrow Clint (pro). 3. Steven Cohen (pro). 4. James Ream - Presidio Heights Association of Neighbors (con). 5. William Cort Cohen (con). 6. Jane Burrows (con). 7. Bob Morris - Sacramento Street Neighborhood Improvement Assoc. (con). 8. Sally Valerie (con). 9. Sylvia Bunschoff (con). 10. Robert Beach (con). 11. Robert Lilienthal (con). 12. Yvonne Lester (con). 13. Nance Rosencranz (con). 14. Mervyn Silberberg - San Franciscans for Neighborhood Enterprise (con). 15. Larry Cardelini.

Testimony and discussion focused on the following issues: the creation of a physical bar in the restaurant, the hours of operation, the rent impacts on surrounding businesses, the potential of other restaurants in the district obtaining liquor licenses, parking and

Item #86.572C cont.

noise impacts, danger of drunken drivers to children in neighborhood the availability of liquor at other establishments in the vicinity, and the notice to neighbors of the permit/hearing by the State Alcoholic Beverage Control Department.

PASSED MOTION OF INTENT TO DISAPPROVE

VOTE: 4-3

VOTING NO: COMMISSIONERS ALLEN, KARASICK AND WRIGHT

11. 86.609C

(Green)

2300 MARKET STREET, north side southwest corner of 16th and Market Streets, Lot 1 in Assessor's Block 3562 - Request for authorization of Conditional Use to permit a FAST-FOOD TAKE-OUT ESTABLISHMENT (B-B-O RESTAURANT) in a C-2 (Community Business) District within the interim Upper Market Street Neighborhood Commercial District. The proposal is to install a fast-food take-out restaurant with seating for approximately 30 persons in approximately 1,400 square feet of floor area including a mezzanine.

3:30 - 3:40 P.M.

I.B.664 - 791

Speakers: 1. Sam Arikat - project sponsor. 2. Bruce Marshall - Duboce Triangle Neigh. Assoc.

DISAPPROVED, MOTION #10910

VOTE: 6-1

VOTING NO: COMMISSIONER KARASICK

Additional public comment was received from Mervyn Silberberg on two matters. First, he requested that the deadline for public comment on the draft Environmental Impact Report for the Neighborhood Commercial Rezoning Permanent Controls be extended from February 2, 1987. Secondly, he raised serious concerns about proposed amendments to the Planning Code adding Section 177 to require property owners of illegal dwelling units and other commercial space to pay relocation costs and damages to displaced tenants. He also protested the lack of notice to property owners of the hearing on such amendments.

Adjournment AT 3:50 P.M.

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1/29/87

S U M M A R Y

DOCUMENTS DEPT.

FEB 9 1987

SAN FRANCISCO
PUBLIC LIBRARY

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 29, 1987
ROOM 282, CITY HALL
1:00 P.M.

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A.013 - I.B. 479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, Rosenblatt and Wright.

Staff in attendance: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, George Williams - Assistant Director for Plans and Programs, Robin Jones, Lois Scott, Andreas Merkl, Scott Dowdee, Inge Horton, Lulu Mabelitini and Lori Yamauchi - Administrative Secretary.

1:00 P.M.

MEETING WAS CALLED TO ORDER AT 1:18 P.M.

A. DIRECTOR'S REPORT

Mr. Passmore submitted to the Commission and reviewed the list of Office Projects approved between November 29, 1984 and December 11, 1986, required under the Annual Limit Adjustment (Section 321.1)

1. 82.392EZTM/86.529TZE (Merkl)
VAN NESS AVENUE: Area generally bounded by Van Ness Avenue, McAllister and Bay Streets including Assessor's Blocks 475, 694, 695 and 762, and portions of Assessor's Blocks 474, 478, 479, 498, 499, 502, 503, 522, 523, 526, 527, 546, 547, 550, 551, 570, 571, 574, 575, 594, 595, 598, 599, 618, 619, 622, 623, 642, 643, 646, 647, 666, 667, 670, 671, 690, 691, 714, 715, 718, 719, 738, 739, 742, 743, 763, 766, and 767 - Consideration of RESOLUTION OF INTENT TO INITIATE Interim Controls for a two-year period and Permanent Controls for the Van Ness Avenue area. Staff will make an informational presentation to the Commission, but no public testimony will be taken.

1:30 - 1:50 P.M.
APPROVED, RESOLUTION #10912

I.A.321 - 595
VOTE: 7-0

2. 86.705ETZM (Scott)
CHINATOWN CORE REZONING, Area roughly bounded by Broadway, Columbus Avenue, Montgomery Street, Bush Street and Powell Street including Assessor's Blocks 146-48, 159-62, 176-80, 191-95, 208-211, 210A, 224-27, 241-43, 257, 258, 270 and 271, or portions thereof - Consideration of RESOLUTION OF INTENT TO INITIATE PERMANENT CONTROLS, including: (1) amendments to the Zoning Map to reclassify use districts of portions of property therein from C-2 (COMMUNITY BUSINESS) and C-3-C (CHINATOWN DOWNTOWN) to CCB (CHINATOWN COMMUNITY BUSINESS), CVR (CHINATOWN VISITOR RETAIL) and CRNC (CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL) and to reclassify HEIGHT AND BULK DISTRICTS of portions of property therein from 65-A, 65-D-2, 88-X, 105-A, 160-D, 160-F, 160-H, 300-H and 320-I to 50-N, 65-N, 65-D-2 and 65-85-N;

(2) amendments to the City Planning Code text to add a new Article 8 providing for Chinatown Mixed Use Districts; and

(3) amendments to other sections of the Planning Code concerning building and design standards, and administrative review procedures.

Master Plan amendments to include policies related to Chinatown are also to be considered at the time of the public hearing on the Permanent Zoning Controls.

(Continued from Regular Meeting of January 22, 1987)

1:50 - 2:05 P.M.

APPROVED, RESOLUTION #10913

I.A.596 - 744

VOTE: 7-0

B. COMMISSIONERS' QUESTIONS & MATTERS

C. CONSIDERATION OF FINDINGS & FINAL MOTION; PUBLIC HEARING CLOSED

3. 86.572C (Green)
3634 SACRAMENTO STREET, north side between Spruce and Locust Streets, Lot 9 in Assessor's Block 10011 - Consideration of final language to DISAPPROVE the authorization of Conditional Use to permit an ON-SALE GENERAL (beer, wine and liquor) ALCOHOLIC BEVERAGE CONTROL LICENSE (TYPE 47) WITHIN AN EXISTING RESTAURANT in a C-2 (Community Business) District within the interim Sacramento Street Neighborhood Commercial District.
(Public Hearing Closed and Continued from Regular Meeting of January 22, 1987)

DISAPPROVED, MOTION #10911

VOTE: 4-3

VOTING NO: COMMISSIONERS ALLEN, KARASICK AND WRIGHT

D. REGULAR CALENDAR

4. OFFICE DEVELOPMENT LIMITATION PROGRAM (Williams)
Consideration of rules of the City Planning Commission for evaluating office development projects in the next approval period.
(Continued from Regular Meeting of January 15, 1987)

Item #4 cont.

CONTINUED TO FEBRUARY 5, 1987

VOTE: 7-0

5. 85.65VDD (Marsh)
110 SUMMIT STREET, east side north of Margaret Street, Lot 15 in Assessor's Block 7059 - Consideration of request for Discretionary Review of Building Permit Application No. 8606686 to construct a second story over an existing one-story single-family residence.
(Continued from Regular Meeting of January 15, 1987)

CONTINUED TO FEBRUARY 26, 1987

VOTE: 7-0

6. 85.65VDD (Marsh)
110 SUMMIT STREET, east side north of Margaret Street, Lot 15 in Assessor's Block 7059 - Discretionary Review of Building Permit Application No. 8606686, as described above.
(Continued from Regular Meeting of January 15, 1987)

CONTINUED TO FEBRUARY 26, 1987

VOTE: 7-0

7. 86.593TE (Pearl)
Consideration of text amendments to the City Planning Code which add Section 177 to require owners maintaining illegal dwelling units and other commercial space to pay relocation costs and damages to tenants displaced from such space, and amendments to Article 37 of the San Francisco Administrative Code (Residential Rent Stabilization and Arbitration Ordinance) which amend Section 37.9 thereof to permit landlords to recover possession of rental units where occupancy is not permitted by permits of record and to require owners to pay relocation costs and damages to tenants displaced from such units.
(Board of Supervisors File 115-86-36.1)

CONTINUED TO FEBRUARY 19, 1987

VOTE: 7-0

ITEMS 10-15 WILL BE HEARD IN THE CHAMBERS OF THE BOARD OF SUPERVISORS
BEGINNING AT 2:00 P.M.

2:00 P.M.

8. 86.615ETZ/86.616ETZM
NEIGHBORHOOD COMMERCIAL ZONING DISTRICTS, PERMANENT CONTROLS - STATUS REPORT, Various locations in and adjacent to all C-1 and RC-1 districts, and some C-2, CM, RC-2, RC-3, and RC-4 districts - Staff report on the Neighborhood Commercial Rezoning Proposal, including an informational presentation on the Neighborhood Commercial Rezoning, Economic Impact Assessment Report, January 1987.

NOTE: Public testimony on the Economic Impact Assessment Report will be scheduled for February 26, 1987.

2:25 - 3:10 P.M.
STAFF PRESENTAITON GIVEN.

I.A.775 - I.B.451

9. 86.615ETZ

NEIGHBORHOOD COMMERCIAL ZONING DISTRICTS, 18-MONTH CONTROLS GUIDELINES
Various locations in and adjacent to all C-1 and RC-1 districts, and some C-2, CM, RC-2, RC-3, and RC-4 districts - Consideration of GUIDELINES, in the form of amendments to the Master Plan, for implementation of Neighborhood Commercial Zoning Controls until expiration of Sunset Clause. These guidelines are contained in the Neighborhood Commercial Rezoning Proposal for Adoption, November, 1986.

NOTE: Staff will recommend reducing the duration of the enactment period to 9 months.

3:10 - 6:15 P.M.

I.B.525 - III.A.362

Items 9 - 12 were heard together. See Item #12 for speakers.

APPROVED, RESOLUTION #10915

VOTE: 7-0

10. 86.615ETZ

NEIGHBORHOOD COMMERCIAL ZONING DISTRICTS, 18-MONTH CONTROLS - ZONING MAP AND PLANNING CODE TEXT AMENDMENTS, Various locations in and adjacent to all C-1 and RC-1 districts, and some C-2, CM, RC-2, RC-3, RC-4 districts - Consideration of PERMANENT CONTROLS, including amendments to the Zoning Map and Text of the City Planning Code WITH A SUNSET CLAUSE terminating the provisions eighteen months after the effective date. The proposed permanent amendments would establish boundaries and controls for Neighborhood Commercial (NC) General Area and Individual Area Districts. Main provisions of the proposed amendments include: Article 7, a new article of the Planning Code regulating building standards and uses in neighborhood commercial districts, new conditional use review procedures and criteria, and new compliance regulations in neighborhood commercial districts. These proposed amendments are contained in the Neighborhood Commercial Rezoning Proposal for Adoption, November, 1986.

NOTE: Staff will recommend reducing the duration of the enactment period to 9 months.

3:10 - 6:15 P.M.

I.B.525 - III.A.362

Items 9 - 12 were heard together. See item #12 for speakers.

APPROVED, RESOLUTION #10914

VOTE: 7-0

11. 86.616ETZM

NEIGHBORHOOD COMMERCIAL ZONING DISTRICTS, PERMANENT CONTROLS - MASTER PLAN AMENDMENTS, Various locations in and adjacent to all C-1 and RC-1 districts, and some C-2, GM, RC-2, RC-3, and RC-4 districts - Consideration of AMENDMENTS TO THE SAN FRANCISCO MASTER PLAN regarding neighborhood commercial districts and provision of neighborhood-serving retail and service uses in certain locations in residential districts. The proposal includes amending the Commerce and Industry Element, the Residence Element, and the Land Use Maps for the City and County of San Francisco. The proposed amendments are contained in the Neighborhood Commercial Rezoning, Proposal for Adoption, November 1986.

NOTE: The public hearing on this item will commence at this meeting. Staff will recommend the matter be continued to February 26, 1987 for additional hearing.

Item #86.616ETZM cont.

3:10 - 6:15 P.M.

I.B.525 - III.A.362

Items 9 - 12 were heard together. See item #12 for speakers.

CONTINUED TO FEBRUARY 26, 1987

VOTE: 7-0

12. 86.616ETZM

NEIGHBORHOOD COMMERCIAL ZONING DISTRICTS, PERMANENT CONTROLS PLANNING CODE AMENDMENTS (DELETE SUNSET CLAUSE), Various locations in and adjacent to all C-1 and RC-1 districts, and some C-2, GM, RC-2, RC-3, and RC-4 districts - Consideration of PROPOSED AMENDMENT TO THE TEXT OF THE CITY PLANNING CODE TO DELETE SECTION 799.1 (SUNSET CLAUSE pertaining to Neighborhood Commercial district controls contained or referenced in Article 7) in order to continue the effect of the controls indefinitely, pursuant to Section 302(b) of the City Planning Code.

NOTE: The public hearing on this item will commence at this meeting. Staff will recommend the matter be continued to February 26, 1987 for additional hearing.

3:10 - 6:15 P.M.

I.B.525 - III.A.362

Items 9 - 12 were heard together. Speakers included: 1. Bruce Lilienthal - Small Business Advisory Commission. 2. Ralph Donnelly - Anna's Danish Cookie Company. 3. Margaret Verges for Joseph Devenenzi - Laurel Heights Improvement Association. 4. Malcolm Thornley, Jr. - Council of District Merchants. 5. Dick Morten - San Francisco Chamber of Commerce. 6. Juanita Raven - West of Twin Peaks Central Council. 7. Leonard Lundgren - Lakeside Property Owners Association. 8. Fred Wagner - Anza Vista Civic Improvement Club. 9. Jerome Klein. 10. Rudy Grunsfeld. 11. David F. Ravetti - West Portal Avenue Association. 12. Donna Hurowitz. 13. Frank Parlato. 14. Irene Flynn. 15. Jeffrey Heller. 16. Mary Kay Sheridan. 17. Robert A. Bush, Jr. - Duboce Triangle Neighborhood Association. 18. Patrick Lynch - SORE (Save Our Richmond Environment). 19. Jane Winslow - Telegraph Hill Dwellers. 20. Peter Hanson - San Francisco Small Business Network. 21. Burgess Webb - East Mission Improvement Association. 22. Bob McCarthy. 23. Scott Hauge. 24. Greg Holzman. 25. Jerry Karlin - Walgreen Company. 26. Harry O'Brien - San Francisco Chamber of Commerce Small Business Executive Council. 27. Alice Barkley. 28. Ronald K. Tom - Residential Builders Association. 29. Margaret Verges - Presidio Avenue Association of Concerned Neighbors. 30. Wayne Rieke. 31. Keith Consoer. 32. John Kosewic.

13. 86.616E

NEIGHBORHOOD COMMERCIAL ZONING DISTRICTS, Various locations in and adjacent to all C-1 and RC-1 districts, and some C-2, CM, RC-2, RC-3, and RC-4 districts - Public hearing on the DRAFT ENVIRONMENTAL IMPACT REPORT for the NEIGHBORHOOD COMMERCIAL PERMANENT CONTROLS including Amendments to the San Francisco City Planning Code and Master Plan regarding neighborhood commercial districts. The proposal includes amending the Commerce and Industry Element, the Residence Element, the text of the City Planning Code, and the Land Use Maps for the City and County of San Francisco. The

Item #86.616E cont.

proposed amendments are contained in the Neighborhood Commercial Rezoning, Proposal for Adoption, November 1986.

NOTE: The public hearing on this item will commence at this meeting. Staff will recommend the matter be continued to February 26, 1987 for additional hearing. The deadline for receipt of written comments will be extended to March 2, 1987.

6:15 - 6:20 P.M.

II.B.742 - 767

No public testimony received.

CONTINUED TO FEBRUARY 26, 1987

VOTE: 7-0

14. 84.372ETMZ (Jones)
MASTER PLAN AMENDMENTS - Consideration of proposed additions, deletions, modifications to existing sections of the San Francisco Master Plan with the purpose of making the existing Master Plan consistent with the objectives and policies of the Neighborhood Commercial Component of the Master Plan. The amendments would include amending Objective 8 (Neighborhood Commercial) of the Commerce and Industry Element, and modifying portions of the Residence Element, as set forth in the Neighborhood Commercial Rezoning Proposal for Adoption, February 1985, with amendments and errata dated April 4, 1985.
(Continued from Regular Meeting of December 4, 1986)
NOTE: This item is superseded by the Neighborhood Commercial Rezoning Master Plan Amendments noted above.

This matter was tabled. No Action Required.

15. 84.372ETMZ (Jones)
NEIGHBORHOOD COMMERCIAL DISTRICT PERMANENT ZONING CONTROLS, various locations in and adjacent to all C-1 and RC-1 districts, and some C-2, C-M, RC-2, RC-3 and RC-4 districts - PROPOSED PERMANENT AMENDMENTS TO THE ZONING MAP AND TEXT OF THE CITY PLANNING CODE, regulating development in the Neighborhood Commercial (NC) zoning districts. The proposed permanent amendments are contained in the draft ordinance, the Neighborhood Commercial Rezoning Proposal for Adoption, February 1985. The proposed permanent amendments to the Zoning Map and City Planning Code would establish boundaries and controls for new Neighborhood Commercial (NC) General and Individual Area Districts. Main provisions of the proposed amendments include: Article 7, a new article of the City Planning Code regulating building standards and uses in neighborhood commercial districts, new Conditional Use review procedures and criteria in such districts and new compliance regulations.
(Continued from Regular Meeting of December 4, 1986)
NOTE: This item is superseded by the Neighborhood Commercial Rezoning Permanent Controls noted above.

This matter was tabled. No Action Required.

Adjournment AT 6:15 P.M.

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S U M M A R Y

OF THE
— SAN FRANCISCO
= CITY PLANNING COMMISSION
SPECIAL MEETING
THURSDAY
= FEBRUARY 5, 1987
450 MCALLISTER STREET
10:30 A.M.

DOCUMENTS D.L.T.

FEB 24 1987

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Birrer, Karasick, Nakashima, Rosenblatt and Wright.

ABSENT: Commissioners Allen, Hemphill and Nakashima.

10:30 A.M.

Tour of Clean Water Facilities by the City Planning Commission, with representatives of the Department of Public Works.

COMPLETED AT 12:00 NOON.

S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
FEBRUARY 5, 1987
ROOM 282, CITY HALL
1:00 P.M.

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: 1.A.013 - I.B. 479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Allen, Bierman, Karasick, Nakashima, Rosenblatt and Wright.

ABSENT: Commissioner Hemphill.

Staff in attendance: Milton Edelin - Deputy Director of Planning, Robert Passmore - Zoning Administrator, George Williams - Assistant Director for Plans and Programs, Glenda Skiffer, David Hood, Vincent Marsh and Lori Yamauchi - Administrative Secretary.

1:00 P.M.

MEETING WAS CALLED TO ORDER AT 3:40 P.M. (See Special Addendum)

A. DIRECTOR'S REPORT

1. Consideration of the Work Program and Budget for the Department of City Planning for Fiscal Year 1987-88.

3:50 - 4:40 P.M.

I.A.160 - 849

Speakers included: 1. John Bardis. 2. Sandra Gartzman - San Francisco Housing and Tenants Council. 3. Brad Paul. 4. Joe O'Donohue - Residential Builders Association. The Commissioners inquired about and discussed the following aspects of the Department's work program and budget: the permit history project, Proposition K guidelines, Local Employment program, Prop. M supplemental appropriation, time accounting for staff, MBO revisions, violation abatement/enforcement.

PASSED AMENDED RESOLUTION APPROVING PROPOSED BUDGET AND ENDORSING DEPARTMENT'S PURSUIT OF PROP. M SUPPLEMENTAL APPROPRIATION, RESOLUTION #10916

VOTE: 6-0

(INSTRUCTED STAFF TO RETURN MARCH 12 FOR FURTHER COMMISSION DISCUSSION)

B. COMMISSIONERS' QUESTIONS & MATTERSC. ITEMS TO BE CONTINUED

2. 86.553C (Green)
414 COLUMBUS AVENUE, on the north side between Vallejo and Green Streets, Lot 15 in Assessor's Block 131 - Request for authorization of Conditional Use to permit an ON-SALE GENERAL (beer, wine and liquor consumption on the premises) RESTAURANT ALCOHOLIC BEVERAGE LICENSE in a C-2 (Community Business) District within the Interim North Beach Neighborhood Commercial District. The proposal is to replace an on-sale beer & wine alcoholic beverage license for an existing full-service restaurant. This application has been placed on the Consent Calendar with a recommendation for approval as proposed in this application. The Conditions of Approval made a part of this application are available for inspection at the Department of City Planning.
(Continued from Regular Meeting of January 8, 1987)
(Proposed for continuation to February 19, 1987)

CONTINUED TO FEBRUARY 19, 1987

VOTE: 6-0

3. 86.697L (J. Malone)
1 BUSH STREET/523 MARKET STREET, Lots 11 and 12 in Assessor's Block 290 - Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of the Crown Zellerbach Complex as a landmark pursuant to Article 10 of the City Planning Code.
(Proposed for continuation to February 19, 1987)

Item #86.697L cont.

CONTINUED TO FEBRUARY 19, 1987

VOTE: 6-0

4. 86.449C (Miller)
846-848 BRUNSWICK STREET and 5825 MISSION STREET, Block bounded by Mission, Oliver, Brunswick and Acton Streets, Lots 2, 14, 15 and 27 in Assessor's Block 6472 - Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for an ADDITION TO A CHURCH/COMMUNITY CENTER (San Francisco Christian Center) in RH-1 (House, One-Family) and C-2 (Community Business)/Interim NC-2 (Small-Scale Neighborhood Commercial) districts.
(Continued from Regular Meeting of January 22, 1987)
(Proposed for continuation to February 19, 1987)

CONTINUED TO FEBRUARY 19, 1987

VOTE: 6-0

5. 86.479E (Christie)
POWELL STREET, west side between John and Jackson Streets (Cathay Mortuary), Lots 4, 4a, 5, 8, 28, 29 and 30 in Assessor's Block 180 - Appeal of Preliminary Negative Declaration for the acquisition by the City of the above-referenced lots and subsequent demolition of an existing mortuary building and parking lot to provide for development of a park and other open space.
(Proposed for continuation to February 26, 1987)

CONTINUED TO FEBRUARY 26, 1987

VOTE: 6-0

6. 86.479RE (Marsh)
POWELL STREET, west side between John and Jackson Streets (Cathay Mortuary), Lots 4, 4a, 5, 8, 28, 29 and 30 in Assessor's Block 180 - Review for consistency with the Master Plan of a proposal by the Recreation and Park Department to acquire property for a public park within a C-2 (Community Business) district and the interim CRNC (Chinatown Residential Neighborhood Commercial) district, and within an RH-3 (House, Three Family) district, involving demolition of the existing Cathay Mortuary building and parking lot.
(Proposed for continuation to February 26, 1987)

CONTINUED TO FEBRUARY 26, 1987

VOTE: 6-0

7. 86.440C (Green)
160 CHURCH STREET, west side between Duboce Avenue and 14th Street, Lots 91 and 13 in Assessor's Block 3537 - Request for authorization of Conditional Use to permit a FAST FOOD AND TAKE-OUT ESTABLISHMENT in a C-2 (Community Business) District within the Interim Upper Market Street Neighborhood Commercial District. The proposal is to install a Carl's Jr. Restaurant with seating capacity for up to 89 persons in approximately 3,500 square feet of floor area.
(Continued from Regular Meeting of January 8, 1987)
(Proposed for continuation to March 5, 1987)

CONTINUED TO MARCH 5, 1987

VOTE: 6-0

8. 86.149E (Christie)
2200 BLOCK OF FUNSTON AVENUE, between Rivera and San Marcos Streets,
Lot 27 in Assessor's Block 2336 - Appeal of Preliminary Negative
Declaration for a proposed subdivision of a single 2.65 acre parcel
into 33 parcels and the construction of 33 single-family residences,
involving rezoning the property from a P (Public Use) district to an
RH-1 (House, Single Family) district.
(Proposed for continuation to March 5, 1987)

CONTINUED TO MARCH 5, 1987

VOTE: 6-0

9. 85.397E (Loftman)
91 DRUMM STREET, at Sacramento Street, Lot 1 in Assessor's Block 235
- Appeal of Preliminary Negative Declaration for the demolition of a
two-story, 5,706 square-foot office/assembly building (The National
Maritime Union of America) and the construction of a 17-story,
51,760 gross-square-foot office/retail building.
(Continued from Regular Meeting of December 18, 1986)
(Proposed for indefinite continuation)

CONTINUED INDEFINITELY

VOTE: 6-0

10. 86.632C (Green)
2301 LOMBARD STREET, northwest corner of Pierce and Lombard Streets,
Lot 31 in Assessor's Block 512 - Request for authorization of Condi-
tional Use to permit the conversion of an existing full service gas
station with minor auto repairs to a self service station in a C-2
(Community Business) district within an interim NC-3 (Moderate-Scale
Neighborhood Commercial) District. The proposal is to reconstruct
the existing service station to convert to a self service station
without minor repair service.
NOTE: THIS PROJECT HAS BEEN WITHDRAWN.

WITHDRAWN. NO ACTION REQUIRED.

11. 85.519ECV (Miller)
850 BUSH STREET, north side between Taylor and Mason Streets, Lot 8
in Assessor's Block 274 - Request for authorization of Conditional
Use for a HOTEL with approximately 30 rooms and EXCEEDING 40 FEET IN
HEIGHT (approximately 80 feet) in an RC-4 (Residential-Commercial
Combined, High Density) district.
(Continued from Regular Meeting of December 4, 1986)
NOTE: THIS PROJECT HAS BEEN WITHDRAWN

WITHDRAWN. NO ACTION REQUIRED.

12. 86.395C (Miller)
814 SOUTH VAN NESS AVENUE, west side between 19th and 20th Streets,
Lot 3 in Assessor's Block 3595 - Request for authorization of
Conditional Use for the construction of a RESIDENTIAL CARE FACILITY
for 40 persons in an RH-3 (House, Three-Family) district.
(Continued from Regular Meeting of January 8, 1987)
(Proposed for continuation to February 19, 1987)

Item #86.395C cont.

CONTINUED TO FEBRUARY 19, 1987

VOTE: 6-0

D. REGULAR CALENDAR

13. OFFICE DEVELOPMENT LIMITATION PROGRAM (Williams)
Consideration of rules of the City Planning Commission for evaluating office development projects in the next approval period.
(Continued from Regular Meeting of January 29, 1987)

4:40 - 5:10 P.M.

I.A.850 - I.B.460

Speakers included: 1. Craig Cannizzo - Deringer Development Co. 2. Tom Leary - Deringer Development Co. The Commissioners inquired about and discussed the following aspects of the proposed rules as revised: separate smaller building review, Employment Opportunities criteria, C-3 projects vs. non-C-3 projects.

APPROVED AS REVISED, RESOLUTION #10917

VOTE: 4-2

VOTING NO: Commissioners Allen and Wright

14. 86.363EFZ (Fitzpatrick)
95 KISKA ROAD, east of Ingalls Street, Lot 10 in Assessor's Block 4700 - Request to reclassify property from a P (Public Use) district to a C-1 (Neighborhood Shopping) district and/or an interim NC-1 (Neighborhood Commercial Cluster) district.

5:10 - 5:11 P.M.

I.B.461 - 479

No public testimony received.

APPROVED AS DRAFTED FOR C-1 ZONING ONLY, RESOLUTION #10918

VOTE: 6-0

15. 86.555EC (Green)
2727 - 14TH AVENUE, westerly corner at West Portal Avenue, Lot 2 in Assessor's Block 2483 - Request for authorization of Conditional Use to permit construction of a one-story building with non-residential floor area with over 3,000 square feet on a lot over 5,000 square feet in a C-2 (Community Business) district within the interim West Portal Neighborhood Commercial District. The proposal is to construct a one-story building with approximately 4,900 square feet in occupied floor area on a 7,344 square feet lot.

CONTINUED TO FEBRUARY 19, 1987

VOTE: 6-0

16. 85.541C (Chavis)
4625 CARRILLO STREET, southwest corner at 47th Avenue, Lots 39, 40, 41 and 42 in Assessor's Block 1690 - Request for authorization of Conditional Use to permit a nonconforming automobile repair garage in an RM-1 (Mixed Residential, Low Density) district to continue operating on the property beyond the May 2, 1990 termination date for an additional five years.
(Continued from Regular Meeting of January 8, 1987)

WITHDRAWN. NO ACTION REQUIRED.

February 5, 1987

17. 86.668C (Skiffer)
775 CLEMENTINA STREET, south side between 8th and 9th Streets, Lot 27 in Assessor's Block 3729 - Request for authorization of Conditional Use to permit CONVERSION of three dwelling units to commercial use in an M-1 (Light Industrial) district and an interim South of Market Housing/Service/Light Industrial District.
5:13 - 5:35 P.M. I.B.520 - 793
Project sponsor: Larry Littlejohn. Speakers: 1. Brad Paul - North of Market Planning Coalition/S.F. Housing and Tenants Council (con).
2. Brian Doohan (con).
DISAPPROVED, MOTION #10921 VOTE: 6-0
18. 86.217C (Hood)
722 LOMBARD STREET, north side between Columbus Avenue and Mason Streets, Lot 26 in Assessor's Block 65 - Request for authorization of Conditional Use to demolish a residential use and replace with four dwelling units with parking in an RM-2 (Mixed Residential, Moderate Density) and the Interim North Beach Neighborhood Commercial district.
(Continued from Regular Meeting of January 15, 1987)
5:35 - 5:40 P.M. I.B.794 - 873
Project sponsor rep.: Bruce Baumann.
APPROVED WITH CONDITIONS (AS DRAFTED) MOTION #10922 VOTE: 6-0
19. 86.630C (Hood)
1927 TARAVAL STREET, south side between 29th and 30th Avenue, Lot 39 in Assessor's Block 2396 - Request for authorization of Conditional Use to DEMOLISH A RESIDENTIAL UNIT AND REPLACE WITH COMMERCIAL SPACE AND A DWELLING UNIT WITH PARKING in a C-2 (Community Business) district and an Interim NC-2 (Small Scale Neighborhood Commercial) district.
(Continued from Regular Meeting of January 15, 1987)
5:11 - 5:12 P.M. I.B.485 - 505
No public testimony received.
APPROVED WITH CONDITIONS (AS DRAFTED), MOTION #10919 VOTE: 5-0
ABSENT: COMMISSIONER WRIGHT
20. 86.521C (Hood)
2509-2515 VAN NESS AVENUE, west side between Filbert and Union Streets, Lot 8 in Assessor's Block 527 - Request for authorization of Conditional Use to convert one ground floor dwelling unit to commercial uses in a C-2 (Community Business) district.
5:12 - 5:13 P.M. I.B.506 - 519
No public testimony received.
APPROVED WITH CONDITIONS (AS DRAFTED), MOTION #10920 VOTE: 5-0
ABSENT: COMMISSIONER WRIGHT

21. 86.207ECV (Hood)
2835 - 26TH STREET, south side between York and Hampshire Streets,
Lot 3 in Assessor's Block 4334 - Request for authorization of Condi-
tional Use to construct nine DWELLING UNITS WITH PARKING in an RH-2
(House, Two-Family) district.
(Continued from Regular Meeting of January 22, 1987)

CONTINUED TO FEBRUARY 26, 1987

VOTE: 6-0

22. 86.178AE (J. Malone)
1383 SOUTH VAN NESS AVENUE, Lot 42 in Assessor's Block 6519 - Acting
on the recommendation of the Landmarks Preservation Advisory Board
regarding an application for a Certificate of Appropriateness to
authorize demolition of the Carriage House of the Havens Mansion,
designated Landmark No. 125.

CONTINUED TO FEBRUARY 19, 1987

VOTE: 6-0

23. 85.57EC (Marsh)
1150 VICENTE STREET, northeast corner at 23rd Avenue, Lot 21 in
Assessor's Block 2423 - Request for authorization of Conditional Use
to permit a CHURCH in a C-1 (Neighborhood Shopping) district within
an Interim NC-2 (Small-Scale Neighborhood Commercial) district. The
proposal involves the demolition of an automobile service station
and construction of a new church building of approximately 7200
square feet with assembly capacity for up to 299 persons and
provision for 5 off-street parking spaces.

5:40 - 6:15 P.M.

I.B.874 - II.A.520

Project sponsor: John Roberts, Jack Yee, Wayne Barcelon.
Speakers: 1. Nancy Wurfell (con). 2. Richard Taylor - Christian
Missionary Alliance Church (pro).

APPROVED WITH AMENDED CONDITIONS, MOTION #10923

VOTE: 6-0

24. 83.196ECD (Nixon/Blazej)
TRINITY PLAZA, 1169 MARKET STREET, (1170-90 MISSION STREET), south
east corner of Market and 8th Streets, Lots 39, 51, 52 and 53 in
Assessor's Block 3702 - Request for authorization of Conditional Use
for the construction of a mixed use (Residential, Retail, Office)
project currently containing one 13-story residential, office and
retail building on Market Street, one 27-story residential tower and
two 28-story residential towers on Mission Street. The project
currently proposes 1,999 apartment units, parking for 904 automobiles
12 off-street service-vehicle loading spaces, approximately 28,000
gross square feet (gsf) public open space, 57,750 gsf of common
residential open space, 36,115 gsf of private residential open space,
30,000 gsf retail space and approximately 49,000 gsf of office space
in a C-3-G (Downtown General Commercial) district and three Height
and Bulk Districts - 120-X, 150-S and 240-S. The project would
require demolition of an existing mixed use development containing
approximately 358 apartments, 330 parking spaces, 22,000 gsf of
office space and 10,500 gsf of retail space.

Item #83.196ECD cont.

CONTINUED INDEFINITELY

VOTE: 6-0

25. 83.196ECD

(Nixon/Blazej)

TRINITY PLAZA, 1170-90 MISSION STREET (1169 Market Street), northeast corner of Mission and 8th Streets, Lots 39, 51, 52 and 53 in Assessor's Block 3702 - Consideration of request for Discretionary Review of Building Permit Applications No. 8600302, 8600303, and 8600304 for the construction of a mixed use (Residential, Retail, Office) project currently containing one 13-story residential, office and retail building on Market Street, one 27-story residential tower and two 28-story residential towers on Mission Street. See more detailed description of project in Conditional Use item for the same project.

CONTINUED INDEFINITELY

VOTE: 6-0

26. 83.196ECD

(Nixon/Blazej)

TRINITY PLAZA, 1170-90 MISSION STREET, (1169 Market Street), north east corner of Mission and 8th Streets, Lots 39, 51, 52 and 53 in Assessor's Block 3702 - Discretionary Review of Building Permit Applications No. 8600302, 8600303 and 8600304 as described above.

CONTINUED INDEFINITELY

VOTE: 6-0

Adjournment AT 6:15 P.M.

S U M M A R Y

SAN FRANCISCO
CITY PLANNING COMMISSION
NOTICE OF CANCELLATION
OF THE
REGULAR MEETING
THURSDAY
FEBRUARY 12, 1987

In observation of the City holiday on Lincoln's Birthday, the Regular Meeting of the City Planning Commission scheduled for Thursday, February 12, 1987 has been cancelled. The following cases scheduled to be heard at this meeting are proposed for continuation to the dates noted below:

1. 83.464EC (Badiner)
50 GUY PLACE, Lot 55 in Assessor's Block 3749 - Request for authorization of Conditional Use to permit SITE COVERAGE OF OVER 80 PERCENT ON A SLOPING SITE in an M-1 (Light Industrial) District, in the Rincon Hill Special Use District, Commercial Industrial Sub-district, in an 84-R Height and Bulk District. The proposal is to construct a six story, 68 foot high office building of approximately 14,325 square feet.
(Continued from Regular Meeting of December 18, 1986)
(Proposed for continuation to February 19, 1987)

CONTINUED TO MARCH 5, 1987

VOTE: 6-0

2. 83.464ECD (Badiner)
50 GUY PLACE, Lot 55 in Assessor's Block 3749 - Consideration of Request for Discretionary Review of Building Permit Application No. 8308495 for the construction of a six-story, 68-foot high office building of approximately 14,325 square feet.
(Continued from Regular Meeting of December 18, 1986)
(Proposed for continuation to February 19, 1987)

CONTINUED TO MARCH 5, 1987

VOTE: 6-0

3. 83.464ECD (Badiner)
50 GUY PLACE, Lot 55 in Assessor's Block 3749 - Discretionary Review of Building Permit Application No. 8308495, as described above.
(Continued from Regular Meeting of December 18, 1986)
(Proposed for continuation to February 19, 1987)

CONTINUED TO MARCH 5, 1987

VOTE: 6-0

For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-4656.

SPECIAL ADDENDUM

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
FEBRUARY 5, 1987
ROOM 282, CITY HALL

To allow the Members of the City Planning Commission to attend the memorial service of the Honorable Sala Burton, Member of the United States House of Representatives, the Regular Meeting of the City Planning Commission will begin at 3:30 p.m., instead of 1:00 p.m. as originally scheduled.

For information related to these matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-4656.

Lori Yamauchi
Secretary

SF
C55
#21

2/19/87

S U M M A R Y

DOCUMENTS DEPT.

MAR 9 1987

SAN FRANCISCO
PUBLIC LIBRARY

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
FEBRUARY 19, 1987
ROOM 282, CITY HALL
1:30 P.M.

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B. 479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima and Wright.

ABSENT: Commissioner Rosenblatt.

Staff in attendance included: Milton Edelin - Deputy Director of Planning, Robert Passmore - Zoning Administrator, George Williams - Assistant Director for Plans and Programs, Roger Herrera, Gerald Green, Lois Scott, Lulu Mabelitini, Jonathan Malone, Jim Miller and Lori Yamauchi - Administrative Secretary.

1:30 P.M.

MEETING WAS CALLED TO ORDER AT 1:35 P.M.

A. DIRECTOR'S REPORT

1. Status Report of the Office Affordable Housing Production Program for 1985-86. (Herrera)

1:45 - 1:50 P.M. I.A.020 - 190
Status Report given. No public testimony. No action required.

B. COMMISSIONERS' QUESTIONS & MATTERS

C. CONSENT CALENDAR

2. 86.553C (Green)
414 COLUMBUS AVENUE, on the north side between Vallejo and Green Streets, Lot 15 in Assessor's Block 131 - Request for authorization of Conditional Use to permit an ON-SALE GENERAL (beer, wine and liquor consumption on the premises) RESTAURANT ALCOHOLIC BEVERAGE LICENSE in a C-2 (Community Business) District within the Interim

Item #86.553C cont.

North Beach Neighborhood Commercial District. The proposal is to replace an on-sale beer & wine alcoholic beverage license for an existing full-service restaurant. This application has been placed on the Consent Calendar with a recommendation for approval as proposed in this application. The Conditions of Approval made a part of this application are available for inspection at the Department of City Planning.

(Continued from Regular Meeting of February 5, 1987)

APPROVED WITH CONDITIONS, MOTION #10924

VOTE: 6-0

3. 87.4C

(Green)

1600 STOCKTON STREET, east side between Filbert and Union Streets, Lot 14 in Assessor's Block 103 - Request for authorization of Conditional Use to permit a FAST FOOD/TAKE-OUT RESTAURANT in a C-2 (Community Business) District within the interim North Beach Neighborhood Commercial District. The proposal is to install an Italian styled cafe offering for sale coffee drinks, beer, wine and some food for approximately 49 persons in approximately 1,375 gross square feet of floor area. This application has been placed on the Consent Calendar with a recommendation for approval as proposed in the application. The Conditions of Approval made a part of this Application are available for inspection at the Department of City Planning.

APPROVED WITH CONDITIONS, MOTION #10925

VOTE: 6-0

D. REGULAR CALENDAR

4. MID-MARKET AREA, Area generally bounded by Fifth, Market, Ninth and Mission and Natoma Streets, and including portions of Assessor's Blocks 3701, 3702, 3703, 3704 and 3725 - Consideration of interim zoning controls and permanent amendments to Zoning Map and City Planning Code text to reclassify height and bulk districts located therein from 90-X, 120-X, 120-F, 150-S, 160-F, 180-S and 240-S to 65-X - 105-E, 90-X, 90-X - 120-F, 90-X - 150-F, 90-X - 240-F and 120-X; and amending the text of the City Planning Code by adding Sections 263.11 and 296 to provide for exceptions to the base height limits in the Mid-Market Street area for affordable housing and for height restrictions on buildings shading United Nations Plaza. In its actions, the Commission may modify the proposed interim or permanent zoning controls and consider the alternative proposed by the Board of Supervisors.
- (Continued from Regular Meeting of January 22, 1987)

Consideration of Resolution of Intent to Initiate new Interim Controls and Permanent Amendments to the Zoning Map and City Planning Code Text, which are more restrictive for the area bounded by Seventh, Market, Ninth and Mission Streets than those interim and permanent controls noted above, which were initiated by the Commission on July 10, 1986.

CONTINUED TO FEBRUARY 26, 1987

VOTE: 6-0

5. 86.555EC (Green)
2727 - 14TH AVENUE, westerly corner at West Portal Avenue, Lot 2 in Assessor's Block 2483 - Request for authorization of Conditional Use to permit construction of a one-story building with non-residential floor area with over 3,000 square feet on a lot over 5,000 square feet in a C-2 (Community Business) district within the interim West Portal Neighborhood Commercial District. The proposal is to construct a one-story building with approximately 4,900 square feet in occupied floor area on a 7,344 square feet lot.
(Continued from Regular Meeting of February 5, 1987)

1:50 - 2:50 P.M. I.A.260 - I.B.232
Project sponsor representatives: Bob Dewell, Harry O'Brien.
Speaker: 1. Juanita Raven - West of Twin Peaks Central Council (con). After discussion, project sponsor withdrew part of application for non-residential use over 2500 square feet. Thus the project could not contain any individual non-residential use over 2500 square feet.
PASSED MOTION OF INTENT TO APPROVE CONDITIONAL USE FOR 4925 SQUARE FOOT BUILDING ON A LOT OVER 5000 SQUARE FEET, FINAL LANGUAGE CONSIDERED FEBRUARY 26, 1987 VOTE: 6-0

6. 86.636C (Green)
169 LELAND AVENUE, south side between Rutland, and Peabody Streets, Lot 20 in Assessor's Block 6251 - Request for authorization of Conditional Use to permit a FAST FOOD/TAKE-OUT ESTABLISHMENT in a C-2 (Community Business) District within an interim NC-2 (Small-Scale Neighborhood Commercial) District. The proposal is to install a bakery in an existing commercial property with seating capacity for up to 13 persons in a customer area of approximately 475 square feet.

2:50 - 2:52 P.M. I.B. 237 - 277
No public testimony received.
APPROVED WITH CONDITIONS, MOTION #10926 VOTE: 6-0

7. 86.621C (Green)
3201 DIVISADERO STREET, at the northwest corner of Lombard Street, Lot 2, in Assessor's Block 935 - Request for authorization of Conditional Use to permit a NON-RESIDENTIAL USE IN EXCESS OF 5,000 SQUARE FEET in a C-2 (Community Business) District within an interim NC-3 (Moderate-Scale Neighborhood Commercial) District. The proposal is to expand the existing Walgreens store from 8,226 gross square feet to 9,192 square feet.

2:52 - 2:55 P.M. I.B.279 - 401
Project sponsor representative: Alice Barkley.
APPROVED WITH AMENDED CONDITIONS, MOTION #10927 VOTE: 6-0

8. 86.622C (Green)
498 CASTRO STREET, east side between 18th and 17th Streets, Lot 33, in Assessor's Block 2647 - Request for authorization of Conditional Use to permit a NON-RESIDENTIAL USE IN EXCESS OF 2,500 SQUARE FEET IN SIZE in a C-2 (Community Business) District within the interim Castro Street Neighborhood Commercial District. The proposal is to expand an existing Walgreens store from 5,280 gross square feet to 6,813 square feet.

2:55 - 3:30 P.M.

I.B.403 - 813

Project sponsor representative Alice Barkley. Speakers: 1. J.D. Larson - Eureka Valley Merchants (pro). 2. Winston Ashmeade - Eureka Valley Promotion Association. 3. Rod Palmer - Golden Gate Business Association (pro). 4. Dorice Murphy - Eureka Valley Art and Trails Network (pro). 5. Stanley Specht (con).

APPROVED WITH AMENDED CONDITIONS, MOTION #10928

VOTE: 5-0

ABSENT: COMMISSIONER WRIGHT.

THE COMMISSION TOOK A RECESS FROM 3:30 - 3:50 P.M.

3:15 P.M.

9. 86.705ETZM (Scott)
CHINATOWN CORE, Area roughly bounded by Broadway, Columbus Avenue, Montgomery Street, Bush Street and Powell Street including Assessor's Blocks 146-48, 159-62, 176-80, 191-95, 208-211, 210A, 224-27, 241-43, 257, 258, 270 and 271, or portions thereof - CONSIDERATION OF AMENDMENTS TO THE MASTER PLAN including new goals and objectives for the Chinatown Area.

3:50 - 4:30 P.M.

I.B.817 - II.A.535

Items 9 and 10 were heard together. See item 10 for speakers.

APPROVED, RESOLUTION #10929

VOTE: 5-0

ABSENT: COMMISSIONER WRIGHT

10. 86.705ETZM (Scott)
CHINATOWN CORE REZONING, Area roughly bounded by Broadway, Columbus Avenue, Montgomery Street, Bush Street and Powell Street including Assessor's Blocks 146-48, 159-62, 176-80, 191-95, 208-211, 210A, 224-27, 241-43, 257, 258, 270 and 271, or portions thereof - Consideration of PERMANENT CONTROLS, including: (1) amendments to the Zoning Map to reclassify use districts of portions of property therein from C-2 (COMMUNITY BUSINESS) and C-3-C (CHINATOWN DOWNTOWN) to CCB (CHINATOWN COMMUNITY BUSINESS), CVR (CHINATOWN VISITOR RETAIL) and CRNC (CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL) and to reclassify HEIGHT AND BULK DISTRICTS of portions of property therein from 65-A, 65-D-2, 88-X, 105-A, 160-D, 160-F, 160-H, 300-H and 320-I to 50-N, 65-N, 65-D-2 and 65-85-N; (2) amendments to the City Planning Code text to add a new Article 8 providing for Chinatown Mixed Use Districts; (3) amendments to various sections of the Planning Code to clarify definitions pertaining to the new Article 8, revise floor area ratios, clarify floor area premiums,

Item #86.705ETZM cont.

establish open space requirements, exempt commercial uses from parking requirements, include Chinatown Mixed Use districts in the list of Use Districts, provide density limitations for group housing in Chinatown Mixed Use Districts, to create new bulk limits for the Chinatown Area and to clarify administrative review procedures and by adding various new sections to regulate size of lots and uses, provide for floor area ratio exceptions, establish new design controls relating to sun access, site coverage, open space, projection of awnings, canopies or marquees, maximum street frontages, regulate density of dwelling units, provide for review of structures over a specified height, provide criteria for height exceptions, regulate conversion or removal of housing units and regulate signs.

3:50 - 4:30 P.M.

I.B.817 - II.A.535

Items 9 & 10 were heard together. Speakers: 1. Rose Pak - Chinese Chamber of Commerce (pro). 2. Jack Chiu - Chinese Consolidated Benevolent Associations. 3. Michael Dyett - Chinese Consolidated Benevolent Associations. 4. Gordon Chin - Chinatown Resource Center (pro). 5. Edwin Lee - Asian Law Caucus (pro). 6. Joe Lacey - Old St. Mary's Housing Committee (pro). 7. Koon Wun Kwong - Chinatown Coalition for Better Housing. 8. Lorraine Low - Chinatown Coalition for Better Housing (pro). 9. Tom Jones - Asian Neighborhood Design (pro). 10. Brad Paul - North of Market Planning Coalition. 11. Doug Chan (pro).

APPROVED WITH AMENDMENTS, RESOLUTION #10930

VOTE: 5-0

ABSENT: COMMISSIONER WRIGHT

4:15 P.M.

11. 86.178AE

(Rogers)

1383 SOUTH VAN NESS AVENUE, Lot 47 in Assessor's Block 6519 - Appeal of Preliminary Negative Declaration on the proposed demolition of the Carriage House of the Havens Mansion, designated City Landmark 125, currently under abatement proceedings.

CONTINUED TO MARCH 5, 1987

VOTE: 5-0

ABSENT: COMMISSIONER WRIGHT

12. 86.178AE

(J. Malone)

1383 SOUTH VAN NESS AVENUE, Lot 42 in Assessor's Block 6519 - Acting on the recommendation of the Landmarks Preservation Advisory Board regarding an application for a Certificate of Appropriateness to authorize demolition of the Carriage House of the Havens Mansion, designated Landmark No. 125.

(Continued from Regular Meeting of February 5, 1987)

CONTINUED TO MARCH 5, 1987

VOTE: 5-0

ABSENT: COMMISSIONER WRIGHT

13. 86.697L (J. Malone)
1 RUSH STREET/523 MARKET STREET, Lots 11 and 12 in Assessor's Block 290 - Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of the Crown Zellerbach Complex as a landmark pursuant to Article 10 of the City Planning Code.

(Continued from Regular Meeting of February 5, 1987)

4:45 - 5:35 P.M.

II.A.697 - II.B.580

Speakers: 1. Gigi Platt (pro). 2. Jim Ream (pro). 3. Martin Drinkwater - Jones, Long, Woolton (con). 4. Patrick McGrew - Landmarks Preservation Advisory Board (pro).

APPROVED LANDMARK FOR ENTIRE SITE, RESOLUTION #10931

VOTE: 5-0

ABSENT: COMMISSIONER WRIGHT

14. 86.460TE (Skiffer)
Consideration of text amendments to the City Planning Code by amending Section 180 to add a new definition of non-conforming use to allow for the legalization of any multiple dwelling units or apartment houses which were created prior to December 31, 1950, with or without a permit, subject to certain conditions.

CONTINUED INDEFINITELY

VOTE: 5-0

ABSENT: COMMISSIONER WRIGHT

15. 86.593TE (Pearl)
Consideration of text amendments to the City Planning Code which add Section 177 to require owners maintaining illegal dwelling units and other commercial space to pay relocation costs and damages to tenants displaced from such space, and amendments to Article 37 of the San Francisco Administrative Code (Residential Rent Stabilization and Arbitration Ordinance) which amend Section 37.9 thereof to permit landlords to recover possession of rental units where occupancy is not permitted by permits of record and to require owners to pay relocation costs and damages to tenants displaced from such units. (Board of Supervisors File 115-86-36.1)
(Continued from Regular Meeting of January 29, 1987)

CONTINUED TO MARCH 19, 1987

VOTE: 5-0

ABSENT: COMMISSIONER WRIGHT

16. 87.59D (Skiffer)
1139 GREEN STREET, south side between Hyde and Leavenworth Streets, Lot 20 in Assessor's Block 125 - Consideration of Discretionary Review of Building Permit Application No. 8614949 to convert five dwelling units to four dwelling units.

CONTINUED TO FEBRUARY 26, 1987

VOTE: 5-0

17. 87.59D (Skiffer)
1139 GREEN STREET, south side between Hyde and Leavenworth Streets, Lot 20 in Assessor's Block 125 - Discretionary Review of Building Permit Application No. 8614949, as described above.

Item #87.59D cont.

CONTINUED TO FEBRUARY 26, 1987

VOTE: 5-0

ABSENT: COMMISSIONER WRIGHT

THE COMMISSION TOOK A RECESS FROM 5:35 - 5:45 P.M.

5:30 P.M.

18. 86.449C

(Miller)

846-848 BRUNSWICK STREET and 5825 MISSION STREET, Block bounded by Mission, Oliver, Brunswick and Acton Streets, Lots 2, 14, 15 and 27 in Assessor's Block 6472 - Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for an ADDITION TO A CHURCH/COMMUNITY CENTER (San Francisco Christian Center) in RH-1 (House, One-Family) and C-2 (Community Business)/Interim NC-2 (Small-Scale Neighborhood Commercial) districts.

(Continued from Regular Meeting of February 5, 1987)

5:45 - 5:48 P.M.

II.B.622 - 650

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #10932

VOTE: 4-0

ABSENT: COMMISSIONERS KARASICK AND WRIGHT

19. 87.8C

(Miller)

2328 CLEMENT STREET, north side between 24th and 25th Avenues, Lot 51 in Assessor's Block 1409 - Request for authorization of Conditional Use for a RELIGIOUS FACILITY (Ta Kioh Buddhist Temple) in a C-2 (Community Business) district and in the interim Outer Clement Street Neighborhood Commercial District.

5:48 - 6:05 P.M.

II.B.651 - 810

Speakers: 1. Andriana Litras (con). 2. Myung Loo - project sponsor representative. 3. George Field - realtor for project.

APPROVED WITH CONDITIONS, MOTION #10933

VOTE: 5-0

ABSENT: COMMISSIONER WRIGHT

20. 86.255VC

(Miller)

1241 - 26TH AVENUE, west side between Lincoln Way and Irving Street, Lot 9 in Assessor's Block 1724 - Request for authorization of Conditional Use for the EXPANSION OF A RESIDENTIAL CARE FACILITY from seven to 11 residents in an RH-1(D) (House, One-Family Detached) district.

6:05 - 6:30 P.M.

II.B.826 - III.A.395

Items 20 and 21 were heard together. Speakers: 1. Rigney Miller - project architect. 2. Mrs. Palarca - project sponsor.

CONTINUED TO FEBRUARY 26, 1987

VOTE: 5-0

ABSENT: COMMISSIONER WRIGHT

21. 86.255VC (Miller)
1241 - 26TH AVENUE, west side between Lincoln Way and Irving Street,
Lot 9 in Assessor's Block 1724 - Request for a REAR YARD VARIANCE
for construction of a building addition projecting seven feet and
six inches into the required rear yard in an RH-1(D) (House, One
Family Detached) district.

6:05 - 6:30 P.M.

II.B.826 - III.A.395

Items 20 and 21 were heard together. See item 20 for speakers.

CONTINUED TO FEBRUARY 26, 1987

VOTE: 5-0

ABSENT: COMMISSIONER WRIGHT

22. 86.395C (Miller)
814 SOUTH VAN NESS AVENUE, west side between 19th and 20th Streets,
Lot 3 in Assessor's Block 3595 - Request for authorization of
Conditional Use for the construction of a RESIDENTIAL CARE FACILITY
for 40 persons in an RH-3 (House, Three-Family) district.
(Continued from Regular Meeting of February 5, 1987)

CONTINUED TO MARCH 5, 1987

VOTE: 5-0

ABSENT: COMMISSIONER WRIGHT

23. 86.480EC (Christie)
3333 MISSION STREET (Standard Brands), east side between Fair and
Virginia Avenues, Lot 23 in Assessor's Block 5615 - Appeal of
Preliminary Negative Declaration for the proposed construction of 49
dwelling units, totaling approximately 39,000 square feet, above a
"Standard Brands" retail use, 20 off-street parking spaces and a
neighborhood mini-park.

CONTINUED TO FEBRUARY 26, 1987

VOTE: 5-0

ABSENT: COMMISSIONER WRIGHT

24. 86.480EC (McDonald)
3333 MISSION STREET (Standard Brands), east side between Fair and
Virginia Avenues, Lot 23 in Assessor's Block 5615 - Request for
authorization of Conditional Use to permit a PLANNED UNIT
DEVELOPMENT OF 49 UNITS of housing for the elderly requesting
exceptions from the Planning Code to allow an OPEN PARKING AREA IN
THE REAR YARD, DEVIATION FROM MAXIMUM BAY WINDOW ENVELOPE DIMENSIONS
AND MAXIMUM BUILDING HEIGHT AND A SUPPLEMENTAL NUMBER OF UNITS ABOVE
THAT NORMALLY PERMITTED IN AN RH-2 (House, Two-Family) District on a
lot having 48,195 square feet of area in both a C-2 (Community
Business) district with an interim NC-2 (Small-Scale Neighborhood
Commercial) district designation and an RH-2 (House, Two-Family)
district and having an overall height and bulk classification of
40-X.

CONTINUED TO FEBRUARY 26, 1987

VOTE: 5-0

ABSENT: COMMISSIONER WRIGHT

SF
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2/26/87

S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
FEBRUARY 26, 1987
ROOM 282, CITY HALL
12:00 P.M.

DOCUMENTS DEPT.

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NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B. 479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

12:00 NOON

FIELD TRIP - To view the site of 2835 - 26th Street.

COMPLETED

PRESENT at field trip: Commissioners Bierman, Nakashima, Rosenblatt and Wright.

1:30 P.M.

MEETING WAS CALLED TO ORDER AT 1:50 P.M.

PRESENT: Commissioners Allen, Bierman, Karasick, Nakashima, Rosenblatt and Wright.

ABSENT: COMMISSIONER HEMPHILL

Staff in attendance: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, George Williams - Assistant Director for Plans and Programs, Barbara Sahn - Environmental Review Officer, Robin Jones, Stephen Shotland, Gerald Green, Betsy Bateson, Ivan Christie, Vincent Marsh, Larry McDonald, Jim Miller, Glenda Skiffer, Inge Horton, Scott Dowdee, Paul Deutsch and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

1. Informational Presentation on the Recreation and Open Space Element of the Master Plan. Copies of these documents will be available to the public at the Department of City Planning, 450 McAllister Street, Room 403. (Shotland)

1:50 - 2:00 P.M.

I.A.019 - 238

Staff presented two documents and summarized its contents. No public testimony received. No Action Required.

2. Consideration of Resolution directed to the U.S. Secretary of the Interior opposing the Secretary's proposed final 5-year Outer Continental Shelf Oil and Gas Leasing Program for 1987-92. (Sahm)

2:00 - 2:10 P.M.

I.A.241 - 378

Staff gave presentation on background to resolution.

APPROVED, RESOLUTION #10934

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND WRIGHT.

B. COMMISSIONERS' QUESTIONS & MATTERSC. ITEMS TO BE CONTINUED

3. 87.9C (Green)
3198 - 24TH STREET, northeast corner of So. Van Ness Street, Lot 23, in Assessor's Block 3641 - Request for authorization of Conditional Use to permit a FOOD SERVICE ESTABLISHMENT in a C-2 (Community Business) District within an interim 24th Street - Mission Neighborhood Commercial District. The proposal is to install a donut shop considered a TAKE OUT RESTAURANT by the City Planning Code in approximately 510 square feet of floor area.
(Proposed for continuation to March 12, 1987)

CONTINUED TO MARCH 12, 1987

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND WRIGHT.

4. 86.715C (Green)
2020 FILLMORE STREET, east side between Pine and California Streets, Lot 20, in Assessor's Block 653 - Request for authorization of Conditional Use to permit LIVE ENTERTAINMENT at an existing restaurant/bar in a C-2 (Community Business) District within the interim Upper Fillmore Street Neighborhood Commercial District. The proposal is to play live music (piano & bass) considered "OTHER ENTERTAINMENT" by the City Planning Code at an existing restaurant/bar capable of holding 74 persons.
(Proposed for continuation to March 12, 1987)

CONTINUED TO MARCH 12, 1987

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND WRIGHT.

5. 86.529TZE (Merk1)
VAN NESS AVENUE, Area generally bounded by Van Ness Avenue, McAllister and Bay Streets, including Assessor's Blocks 475, 694, 695 and 762, and portions of Assessor's Blocks 474, 478, 479, 498, 499, 502, 503, 522, 523, 526, 527, 546, 547, 550, 551, 570, 571, 574, 575, 594, 595, 598, 599, 618, 619, 622, 623, 642, 643, 646, 647, 666, 667, 670, 671, 690, 691, 714, 715, 718, 719, 738, 739, 742, 743, 763, 766 and 767 - Consideration of INTERIM ZONING CONTROLS including: (1) amendments to the Zoning Map to reclassify use districts therein from C-2 (Community Business) to RC-4 (Residential-Commercial, High Density) or RC-3 (Residential Commercial, Moderate Density), and reclassify Height and Bulk districts from 130-E and 105-D to 130-V or 80-D; (2) amendments to the City Planning Code to establish the Van Ness Avenue Special Use district; and (3) amendments to the text of the City Planning Code to impose restrictions on the use of property, demolition of residential buildings, alteration or demolition of certain architecturally significant buildings and the use of signs, and to authorize the imposition of a building setback for specified property.
(Proposed for continuation to March 19, 1987)

CONTINUED TO MARCH 19, 1987

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND WRIGHT.

6. 82.392EZTM (Merk1)
VAN NESS AVENUE, Area generally bounded by Van Ness Avenue, McAllister and Bay Streets, including Assessor's Blocks 475, 694, 695 and 762, and portions of Assessor's Blocks 474, 478, 479, 498, 499, 502, 503, 522, 523, 526, 527, 546, 547, 550, 551, 570, 571, 574, 575, 594, 595, 598, 599, 618, 619, 622, 623, 642, 643, 646, 647, 666, 667, 670, 671, 690, 691, 714, 715, 718, 719, 738, 739, 742, 743, 763, 766 and 767 - Consideration of PERMANENT CONTROLS including amendments to the Zoning Map and text of the City Planning Code, as described above.
(Proposed for continuation to March 19, 1987)

CONTINUED TO MARCH 19, 1987

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND WRIGHT.

7. 85.537ECR (Christie)
3235 - 18TH STREET, 3200 - 19TH STREET, 2225 FOLSOM STREET, (PG & E Service Center), Lot 1 in Assessor's Block 3591, Lots 30 and 31 in Assessor's Block 3592 - Appeal of Preliminary Negative Declaration for the proposed vacation of Treat Street between 18th and 19th Streets and remodeling and expansion for service center consolidation involving the addition of 45,400 square feet of office use, 23,500 square feet of shops and utility space, and 237 off-street parking spaces in an enclosed 800 car, four-story garage building.
(Proposed for continuation to March 12, 1987)

CONTINUED TO MARCH 12, 1987

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND WRIGHT.

8. 86.460TE (Skiffer)
Consideration of text amendments to the City Planning Code by amending Section 180 to add a new definition of non-conforming use to allow for the legalization of any multiple dwelling units or apartment houses which were created prior to December 31, 1950, with or without a permit, subject to certain conditions.
(Continued from Regular Meeting of February 19, 1987)
(Proposed for indefinite continuation)

REMOVED FROM CALENDAR.

D. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

9. 86.555EC (Green)
2727 - 14TH AVENUE, westerly corner at West Portal Avenue, Lot 2 in Assessor's Block 2483 - Consideration of final language to APPROVE the authorization of Conditional Use to permit construction of a one-story building with non-residential floor area with over 3,000 square feet on a lot over 5,000 square feet in a C-2 (Community Business) district within the interim West Portal Neighborhood Commercial District. The proposal is to construct a one-story building with approximately 4,900 square feet in occupied floor area on a 7,344 square feet lot.
(Public Hearing Closed and Continued from Regular Meeting of February 19, 1987)

APPROVED WITH CONDITIONS, MOTION #10935
ABSTAINED: COMMISSIONER ROSENBLATT.
ABSENT: COMMISSIONERS HEMPHILL AND WRIGHT.

VOTE: 4-0

E. REGULAR CALENDAR

10. 85.533ZT (Bateson)
MID-MARKET AREA, Area generally bounded by Fifth, Market, Ninth and Mission and Natoma Streets, and including portions of Assessor's Blocks 3701, 3702, 3703, 3704 and 3725 - Consideration of Resolutions of Intent to Initiate Interim Zoning Controls and Permanent Amendments to Zoning Map and City Planning Code text to reclassify height and bulk districts located therein from 90-X, 120-X, 120-F, 150-S, 160-F, 180-S and 240-S to 65-X - 105-E, 90-X, 90-X - 120-F, 90-X - 150-F, 90-X - 240-F and 120-X; and amending the text of the City Planning Code by adding Sections 263.11 and 296 to provide for exceptions to the base height limits in the Mid-Market Street area for affordable housing and for height restrictions on buildings shading United Nations Plaza. In its actions, the Commission may modify the proposed interim or permanent zoning controls and consider controls which are more restrictive for the area bounded by Seventh, Market, Ninth and Mission Streets than those interim and permanent controls noted above.
(Continued from Regular Meeting of February 19, 1987)

Item #85.533ZT cont.

2:20 - 2:45 P.M.

I.A.538 - 848

Speakers: 1. Brad Paul - North of Market Planning Coalition. 2. Howard Wexler - San Franciscan Hotel representative. 3. David Cincotta - Trinity Plaza project sponsor representative.

The proposed Interim Controls and Permanent Amendments to the Zoning Map include a 90-X - 150-F Height and Bulk district for the block generally bounded by Minna, Seventh, Mission and Eighth Streets, within which the proposed Trinity Plaza project is located.

APPROVED INTENT TO INITIATE INTERIM CONTROLS, RESOLUTION #10936

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND WRIGHT.

APPROVED INTENT TO INITIATE PERMANENT AMENDMENTS, RESOLUTION #10937

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND WRIGHT.

11. 86.479E

(Christie)

POWELL STREET, west side between John and Jackson Streets (Cathay Mortuary), Lots 4, 4a, 5, 8, 28, 29 and 30 in Assessor's Block 180 - Appeal of Preliminary Negative Declaration for the acquisition by the City of the above-referenced lots and subsequent demolition of an existing mortuary building and parking lot to provide for development of a park and other open space.

(Continued from Regular Meeting of February 5, 1987)

2:45 - 3:35 P.M.

I.A.849 - I.B.667

THE COMMISSION TOOK A RECESS FROM 3:35 - 3:50 P.M.

4:00 - 4:35 P.M.

I.B.820 - II.A.554

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speakers: 1. Michael Dyett - Appellant. 2. Alessandro Baccari - (pro appeal). 3. James Reilly (pro appeal). 4. Bob Schwarz (pro appeal). 5. Virginia Daphne (pro appeal). 6. Harold Hooqasian (pro appeal). 7. Daphne Daphne (pro appeal). 8. Chu Pei Li (pro appeal). 9. Rev. Ben Chin (pro appeal). 11. Beverly Karnatz (con appeal). 12. Roland Quan (con appeal). 13. Keith Choy - Chinatown Youth Center (con appeal). 14. Norman Yee (con appeal). 15. Philip Choy (con appeal). 16. Bertha Mo (con appeal). 17. Enid Lim - Chinatown TRIP (con appeal). 18. Doreen Der - McLeod (con appeal). 19. Terry Ow-Wing (con appeal). 20. Jane Winslow (con appeal). 21. Jenny Lew, representing Donna Yick (read letter into record)

DENIED APPEAL OF NEGATIVE DECLARATION, MOTION #10939

VOTE: 5-0

ABSTAINED: COMMISSIONER WRIGHT

ABSENT: COMMISSIONER HEMPHILL

12. 86.479RE

(Marsh)

POWELL STREET, west side between John and Jackson Streets (Cathay Mortuary), Lots 4, 4a, 5, 8, 28, 29 and 30 in Assessor's Block 180 - Review for consistency with the Master Plan of a proposal by the Recreation and Park Department to acquire property for a public park

Item #86.479RE cont.

within a C-2 (Community Business) district and the interim CRNC (Chinatown Residential Neighborhood Commercial) district, and within an RH-3 (House, Three Family) district, involving demolition of the existing Cathay Mortuary building and parking lot.
(Continued from Regular Meeting of February 5, 1987)

4:35 - 5:45 P.M.

II.A.555 - II.B.569

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speakers: 1. Mary Burns - General Manager, Recreation and Parks Department. 2. Keith Eickman - Recreation and Parks Commission (pro). 3. Betty Landis - Recreation and Parks Commission (pro). 4. John Holtzclaw (pro). 5. Sue Hestor (pro). 6. Alice Barkley (pro). 7. Wanda Chin - On-Lok Senior Health Services (pro). 8. Beverly Karnatz (pro). 9. Michael Dyett (con). 10. James Reilly - representing the Daphne family, owners of Cathay Mortuary (con). 11. Harold Hooqasian (con). 12. Virginia Daphne (con). 13. Daphne Daphne (con). 14. Nellie Chu. 15. Alessandro Baccari (con). 16. Jenny Lew (pro). 17. Tony DeLucchi - S. F. Department of Real Estate.

ACQUISITION OF PROPERTY FOUND CONSISTENT WITH THE MASTER PLAN

VOTE: 6-0

THE COMMISSION TOOK A RECESS FROM 5:45 TO 5:52 P.M.

13. 85.65VDD

(Marsh)

110 SUMMIT STREET, east side north of Margaret Street, Lot 15 in Assessor's Block 7059 - Consideration of request for Discretionary Review of Building Permit Application No. 8606686 to construct a second story over an existing one-story single-family residence.
(Continued from Regular Meeting of January 15, 1987)

5:52 - 6:25 P.M.

II.B.592 - III.A.060

Speakers: 1. Tom Angeloff - project sponsor. 2. Lois Hoyer (con). 3. Gladys Brayboy. 4. Norma Jerry (con).

MOTION TO TAKE DISCRETIONARY REVIEW DIED DUE TO LACK OF SECOND;
COMMISSION DECLINED TO TAKE DISCRETIONARY REVIEW.

14. 85.65VDD

(Marsh)

110 SUMMIT STREET, east side north of Margaret Street, Lot 15 in Assessor's Block 7059 - Discretionary Review of Building Permit Application No. 8606686, as described above.
(Continued from Regular Meeting of January 15, 1987)

NO ACTION REQUIRED.

3:00 P.M.

15. 86.480EC (Christie)
3333 MISSION STREET (Standard Brands), east side between Fair and Virginia Avenues, Lot 23 in Assessor's Block 5615 - Appeal of Preliminary Negative Declaration for the proposed construction of 49 dwelling units, totaling approximately 39,000 square feet, above a "Standard Brands" retail use, 20 off-street parking spaces and a neighborhood mini-park.
(Continued from Regular Meeting of February 19, 1987)

6:25 - 6:35 P.M.

III.A.063 - 325

Speakers: 1. Mike Ackerman - appellant. 2. Ray Pepper (pro appeal). 3. Sultan Bhimjee (pro appeal).

DENIED APPEAL OF NEGATIVE DECLARATION, MOTION #10940

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND NAKASHIMA.

16. 86.480EC (McDonald)
3333 MISSION STREET (Standard Brands), east side between Fair and Virginia Avenues, Lot 23 in Assessor's Block 5615 - Request for authorization of Conditional Use to permit a PLANNED UNIT DEVELOPMENT OF 49 UNITS of housing for the elderly requesting exceptions from the Planning Code to allow an OPEN PARKING AREA IN THE REAR YARD, DEVIATION FROM MAXIMUM BAY WINDOW ENVELOPE DIMENSIONS AND MAXIMUM BUILDING HEIGHT AND A SUPPLEMENTAL NUMBER OF UNITS ABOVE THAT NORMALLY PERMITTED IN AN RH-2 (House, Two-Family) District on a lot having 48,195 square feet of area in both a C-2 (Community Business) district with an interim NC-2 (Small-Scale Neighborhood Commercial) district designation and an RH-2 (House, Two-Family) district and having an overall height and bulk classification of 40-X.
(Continued from Regular Meeting of February 19, 1987)

6:35 - 7:25 P.M.

III.A.063 - 325

Speakers: 1. Sylvia Yee - Bernal Heights - Community Foundation - project architect. 2. George Miers - project architect. 3. Mike Ackerman (con). 4. Sultan Bhimjee (con). 5. Buddy Tate Choy (pro). 6. Bill Grassi (con).

APPROVED WITH AMENDED CONDITIONS, MOTION #10941

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND NAKASHIMA.

17. 86.255VC (Miller)
1241 - 26TH AVENUE, west side between Lincoln Way and Irving Street, Lot 9 in Assessor's Block 1724 - Request for authorization of Conditional Use for the EXPANSION OF A RESIDENTIAL CARE FACILITY from seven to 11 residents in an RH-1(D) (House, One-Family Detached) district.
(Continued from Regular Meeting of February 19, 1987)

Item #86.255VC cont.

3:55 - 4:00 P.M.

I.B.748 - 820

Speakers: 1. Rigney Miller - project architect. 2. John Bardin (con).

APPROVED WITH CONDITIONS, MOTION #10938

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND WRIGHT.

18. 86.255VC (Miller)
1241 - 26TH AVENUE, west side between Lincoln Way and Irving Street,
Lot 9 in Assessor's Block 1724 - Request for a REAR YARD VARIANCE
for construction of a building addition projecting seven feet and
six inches into the required rear yard in an RH-1(D) (House, One
Family Detached) district.
(Continued from Regular Meeting of February 19, 1987)

3:55 - 4:00 P.M.

I.B.748 - 820

Public Hearing Closed.

19. 87.59D (Skiffer)
1139 GREEN STREET, south side between Hyde and Leavenworth Streets,
Lot 20 in Assessor's Block 125 - Consideration of Discretionary
Review of Building Permit Application No. 8614949 to convert five
dwelling units to four dwelling units.
(Continued from Regular Meeting of February 19, 1987)

7:25 - 7:26 P.M.

III.B.026 - 047

PASSED MOTION TO TAKE DISCRETIONARY REVIEW.

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND NAKASHIMA.

20. 87.59D (Skiffer)
1139 GREEN STREET, south side between Hyde and Leavenworth Streets,
Lot 20 in Assessor's Block 125 - Discretionary Review of Building
Permit Application No. 8614949, as described above.
(Continued from Regular Meeting of February 19, 1987)

7:26 - 7:45 P.M.

III.B.048 - 424

Speakers: 1. George Hoffberg - project sponsor. 2. Dan Hillmer -
Russian Hill Neighbors (con).

DISAPPROVED, MOTION #10942

VOTE: 4-1

VOTING NO: COMMISSIONER KARASICK

ABSENT: COMMISSIONERS HEMPHILL AND NAKASHIMA.

21. 81.202R (Fitzpatrick)
BARTLETT STREET, west side between 21st and 22nd Streets, Lot 29 in
Assessor's Block 3616 - Reconsideration and discussion of conditions
of approval of finding of conformity with the Master Plan for the
construction and operation of a two level parking garage with housing
above.

CONTINUED TO MARCH 5, 1987

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND WRIGHT.

5:00 P.M.

COMMISSION TOOK A RECESS FROM 7:45 TO 7:55 P.M.

22. 86.616ETZM (Jones)
NEIGHBORHOOD COMMERCIAL ZONING DISTRICTS, PERMANENT CONTROLS - MASTER PLAN AMENDMENTS, Various locations in and adjacent to all C-1 and RC-1 districts, and some C-2, GM, RC-2, RC-3, and RC-4 districts - Consideration of AMENDMENTS TO THE SAN FRANCISCO MASTER PLAN regarding neighborhood commercial districts and provision of neighborhood-serving retail and service uses in certain locations in residential districts. The proposal includes amending the Commerce and Industry Element, the Residence Element, and the Land Use Maps for the City and County of San Francisco. The proposed amendments are contained in the Neighborhood Commercial Rezoning, Proposal for Adoption, November 1986.
(Continued from Regular Meeting of January 29, 1987)

7:55 - 9:15 P.M.

III.B.489 - IV.A.727

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Items 22 - 24 were heard together. Speakers: 1. Deborah Hawley - Telegraph Hill Dwellers. 2. Malcolm Thornley - Council of District Merchants. 3. Luisa Esquerro. 4. Victor Gonzalez - Taldan Investment. 5. Vivian Goodwin. 6. Sylvia Bunshoft - Presidio Heights Association of Neighbors, read letter from Jim Ream, president. 7. Bill Welch - Sacramento Street Merchants Association. 8. Valborg L. Tietz - Glen Park Association. 9. Kamini Gupta. 10. Harry O'Brien. 11. Pat Nithe.

CONTINUED TO APRIL 16, 1987

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND NAKASHIMA.

23. 86.616ETZM
NEIGHBORHOOD COMMERCIAL ZONING DISTRICTS, PERMANENT CONTROLS PLANNING CODE AMENDMENTS (DELETE SUNSET CLAUSE), Various locations in and adjacent to all C-1 and RC-1 districts, and some C-2, GM, RC-2, RC-3, and RC-4 districts - Consideration of PROPOSED AMENDMENT TO THE TEXT OF THE CITY PLANNING CODE TO DELETE SECTION 799.1 (SUNSET CLAUSE pertaining to Neighborhood Commercial district controls contained or referenced in Article 7) in order to continue the effect of the controls indefinitely, pursuant to Section 302(b) of the City Planning Code.

7:55 - 9:15 P.M.

III.B.489 - IV.A.727

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Items 22 - 24 were heard together. (see item 22 for speakers).

CONTINUED TO APRIL 16, 1987

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND NAKASHIMA.

24. 86.616ETZM (Jones)
NEIGHBORHOOD COMMERCIAL ZONING DISTRICTS, PERMANENT CONTROLS -
ECONOMIC IMPACT ASSESSMENT REPORT, Various locations in and adjacent
to all C-1 and RC-1 districts, and some C-2, CM, RC-2, RC-3, and
RC-4 districts - Public hearing on the Neighborhood Commercial
Rezoning, Economic Impact Assessment Report, January 1987.

7:55 - 9:15 P.M.

III.B.489 - IV.A.727

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Items 22 - 24 were heard together. (see item 22 for speakers).

CONTINUED TO APRIL 16, 1987

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND NAKASHIMA.

25. 86.616E
NEIGHBORHOOD COMMERCIAL ZONING DISTRICTS, Various locations in and
adjacent to all C-1 and RC-1 districts, and some C-2, CM, RC-2, RC-3,
and RC-4 districts - Public hearing on the DRAFT ENVIRONMENTAL IMPACT
REPORT for the NEIGHBORHOOD COMMERCIAL PERMANENT CONTROLS including
Amendments to the San Francisco City Planning Code and Master Plan
regarding neighborhood commercial districts. The proposal includes
amending the Commerce and Industry Element, the Residence Element,
the text of the City Planning Code, and the Land Use Maps for the
City and County of San Francisco. The proposed amendments are
contained in the Neighborhood Commercial Rezoning, Proposal for
Adoption, November 1986.

(Continued from Regular Meeting of January 29, 1987)

IV.A.704 - 709

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

No public testimony received.

PUBLIC HEARING CLOSED. WRITTEN COMMENT PERIOD EXTENDED TO MARCH 9, 1987

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND NAKASHIMA.

6:30 P.M.

26. 86.207ECV (Hood)
2835 - 26TH STREET, south side between York and Hampshire Streets,
Lot 3 in Assessor's Block 4334 - Request for authorization of Condi-
tional Use to construct nine DWELLING UNITS WITH PARKING in an RH-2
(House, Two-Family) district.
(Continued from Regular Meeting of February 5, 1987)

Item #86.207ECV cont.

9:15 - 9:50 P.M.

IV.A.732 - IV.B.477

Speakers: 1. Mike Dotterwick - project sponsor. 2. August Strotz - project architect. 3. Praxedes Subijana (con). 4. Mr. Adriasola (con). 5. Luisa Esquerro (pro). 6. Joe O'Donohue (con).

CONTINUED TO MARCH 19, 1987

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND NAKASHIMA.

6:30 P.M.

27. 86.207ECV

2835 - 26TH STREET, south side between York and Hampshire Streets, Lot 3 in Assessor's Block 4334 - Request for variances to the rear yard, usable open space, exposure of an open area for a dwelling unit, off-street parking and screening of off-street parking requirements for the proposed construction of nine two-story, single family dwelling units on an irregularly shaped lot.

9:15 - 9:50 P.M.

IV.A.732 - IV.B.477

Items 26 and 27 were heard together. See item 26 for speakers.

CONTINUED TO MARCH 19, 1987

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND NAKASHIMA.

Adjournment AT 9:50 P.M.

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THURSDAY
MARCH 5, 1987
ROOM 282, CITY HALL
1:30 P.M.

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B. 479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, Rosenblatt and Wright.

Staff in attendance: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Glenda Skiffer, Jim Miller, Sharon Rogers, Jonathan Malone, Ivan Christie, Jim McCormick, Larry McDonald, Susana Montana, and Lori Yamauchi - Administrative Secretary.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 1:40 P.M.

A. DIRECTOR'S REPORT

1. Consideration of Resolution authorizing the Director of planning to submit a supplemental appropriation request in the amount of \$45,136 to carry out Proposition M-related activities. (Edelin)

MATTER TO BE HEARD ON MARCH 12, 1987

2. Consideration of Resolution on Policy on Merger of Dwelling Units in Residential and Commercial districts. (Passmore)

1:55 - 2:10 P.M.

I.A.244 - 414

Staff presented amendments to policy to include "parts of units" that are merged, and to except from public hearings the proposed merger of units occupied by the same family members.

No public testimony received.

APPROVED POLICY AS AMENDED (DATED MARCH 5, 1987)

VOTE: 5-1

VOTING NO: COMMISSIONER BIERMAN.

ABSENT: COMMISSIONER WRIGHT.

R. COMMISSIONERS' QUESTIONS & MATTERSC. ITEMS TO BE CONTINUED

3. 86.626EC (Mackenzie)
111 CHESTNUT STREET, between Winthrop and Montgomerly Streets, Lot 15 in Assessor's Block 60 - Appeal of Preliminary Negative Declaration for a proposed mixed use project consisting of 146 condominiums, 118 elderly units and approximately 20,522 square feet of commercial/retail space, with 222 parking spaces.
(Proposed for continuation to March 26, 1987)

CONTINUED TO MARCH 26, 1987

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT.

4. 86.626EC (Badiner)
111 CHESTNUT STREET, 220 LOMBARD STREET, 240 LOMBARD STREET, bounded by Montgomerly, Lombard, Winthrop and Chestnut Streets, Lot 15 in Assessor's Block 60 - Request for approval of Modifications to a previous Conditional Use approval for 196 dwelling units and 92,655 square feet of commercial space to substitute up to 70 dwelling units and up to 20,522 square feet of retail use for approximately 92,655 square feet of approved office space. The total project would result in the construction of up to 264 dwelling units and up to 20,522 square feet of retail space.
(Proposed for continuation to March 26, 1987)

CONTINUED TO MARCH 26, 1987

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT.

5. 86.331E (Loftman)
2165-71 LOMBARD STREET, south side near Steiner Street, Lots 26 and 28 in Assessor's Block 510 - Appeal of Preliminary Negative Declaration on the proposed demolition of a restaurant and parking lot and the construction of a four-story hotel containing about 23,400 gross square feet and 48 rooms and including a 2500 gross square feet restaurant and parking for 29 vehicles.
(Proposed for continuation to March 26, 1987)

CONTINUED TO MARCH 26, 1987

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT.

6. 83.464EC (Badiner)
50 GUY PLACE, Lot 55 in Assessor's Block 3749 - Request for authorization of Conditional Use to permit SITE COVERAGE OF OVER 80 PERCENT ON A SLOPING SITE in an M-1 (Light Industrial) District, in the Rincon Hill Special Use District, Commercial Industrial Subdistrict, in an 84-R Height and Bulk District. The proposal is to construct a six story, 68 foot high office building of approximately 14,325 square feet.
(Continued from Regular Meeting of February 12, 1987)
(Proposed for continuation to March 26, 1987)

March 5, 1987

Item #83.464EC cont.

CONTINUED TO MARCH 26, 1987

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT.

7. 83.464ECD (Badiner)
50 GUY PLACE, Lot 55 in Assessor's Block 3749 - Consideration of Request for Discretionary Review of Building Permit Application No. 8308495 for the construction of a six-story, 68-foot high office building of approximately 14,325 square feet.
(Continued from Regular Meeting of February 12, 1987)
(Proposed for continuation to March 26, 1987)

CONTINUED TO MARCH 26, 1987

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT.

8. 83.464ECD (Badiner)
50 GUY PLACE, Lot 55 in Assessor's Block 3749 - Discretionary Review of Building Permit Application No. 8308495, as described above.
(Continued from Regular Meeting of February 12, 1987)
(Proposed for continuation to March 26, 1987)

CONTINUED TO MARCH 26, 1987

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT.

9. 86.440C (Green)
160 CHURCH STREET, west side between Duboce Avenue and 14th Street, Lots 91 and 13 in Assessor's Block 3537 - Request for authorization of Conditional Use to permit a FAST FOOD AND TAKE-OUT ESTABLISHMENT in a C-2 (Community Business) District within the Interim Upper Market Street Neighborhood Commercial District. The proposal is to install a Carl's Jr. Restaurant with seating capacity for up to 89 persons in approximately 3,500 square feet of floor area.
(Continued from Regular Meeting of February 5, 1987)
NOTE: This project will be withdrawn.

THE PROJECT WAS WITHDRAWN. NO ACTION REQUIRED.

D. REGULAR CALENDAR

10. 86.671ECR (Miller)
PIER 70, foot (east end) of 22nd Street, a portion of Lot 1 in Assessor's Block 4052 - Request for authorization of Conditional Use for an AUTOMOBILE WRECKING OPERATION which would be the City and County of San Francisco's official storage, processing and disposal facility for abandoned vehicles and other Police Department tows, in an M-2 (Heavy Industrial) district.

2:15 - 2:50 P.M.

I.A.511 - I.B.148

Speakers: 1. Sgt. John Newland - S. F. Police Dept. (pro). 2. Rotea Gilford - Mayor's Criminal Justice Council (pro). 3. Neil Eisenberg - Automobile Dismantlers Assoc. representative (con). 4. Murray Cole - President Automobile Dismantlers Assoc. (con). 5. Marvin Geislinger - Purchaser, City and County of S. F. (pro).

Item #86.671ECR cont.

APPROVED WITH CONDITIONS, MOTION #10943

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT.

11. 86.395C

(Miller)

814 SOUTH VAN NESS AVENUE, west side between 19th and 20th Streets, Lot 3 in Assessor's Block 3595 - Request for authorization of Conditional Use for the construction of a RESIDENTIAL CARE FACILITY for 40 persons in an RH-3 (House, Three-Family) district.
(Continued from Regular Meeting of February 19, 1987)

CONTINUED TO MARCH 19, 1987

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT.

12. 86.178AE

(Rodgers)

1383 SOUTH VAN NESS AVENUE, east side between 24th and 25th Streets, Lot 47 in Assessor's Block 6519 - Appeal of Preliminary Negative Declaration on the proposed demolition of the Carriage House of the Havens Mansion, designated City Landmark 125, currently under abatement proceedings.
(Continued from Regular Meeting of February 19, 1987)

2:50 - 3:00 P.M.

I.B.158 - 362

Speakers: 1. Mark Ryser - S. F. Foundation for Architectural Heritage (appellant). 2. Jonathan Malone - Landmarks Preservation Advisory Board (pro appeal).

DENIED APPEAL OF NEGATIVE DECLARATION, MOTION #10944

VOTE: 5-1

VOTING NO: COMMISSIONER BIERMAN.

ABSENT: COMMISSIONER WRIGHT.

13. 86.178AE

(J. Malone)

1383 SOUTH VAN NESS AVENUE, east side between 24th and 25th Streets, Lot 42 in Assessor's Block 6519 - Acting on the recommendation of the Landmarks Preservation Advisory Board regarding an application for a Certificate of Appropriateness to authorize demolition of the Carriage House of the Havens Mansion, Designated Landmark No. 125.
(Continued from Regular Meeting of February 19, 1987)

3:00 - 3:25 P.M.

I.B.364 - 621

Speakers: 1. Oscar Guandique - applicant. 2. Mark Ryser - S. F. Foundation for Architectural Heritage (con).

DISAPPROVED CERTIFICATE OF APPROPRIATENESS, SUSPENDED DEMOLITION FOR 90 DAYS, RESOLUTION #10945

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT.

14. 86.149E

(Christie)

2200 BLOCK OF FUNSTON AVENUE, between Rivera and San Marcos Streets, Lot 27 in Assessor's Block 2336 - Appeal of Preliminary Negative Declaration for a proposed subdivision of a single 2.65 acre parcel into 33 parcels and the construction of 33 single-family residences, involving rezoning the property from a P (Public Use) district to an RH-1 (House, Single Family) district.
(Continued from Regular Meeting of February 5, 1987)

March 5, 1987

Item #86.149E cont.

3:25 - 3:40 P.M.

I.B.626 - II.A.162

THE COMMISSION TOOK A RECESS FROM 3:40 TO 4:05 P.M.

4:05 - 4:20 P.M.

Speakers: 1. Bruce Krell - Forest Hill Association (appellant). 2. Gordon Lau - project sponsor representative.

CONTINUED TO MARCH 19, 1987

VOTE: 5-1

VOTING NO: COMMISSIONER ALLEN.

ABSENT: COMMISSIONER WRIGHT.

3:30 P.M.

15. 87.102D (Passmore)
800 VAN NESS AVENUE, northeast corner of Van Ness Avenue and Eddy Street, Lot 5 in Assessor's Block 739 - Consideration of Request for Discretionary Review of Building Permit Application No. 8614269 for a proposed Taco Bell fast food/take out restaurant occupying 1800 square feet of ground floor space and 1500 square feet of mezzanine space in a C-2 (Community Business) district.

II.A.232 - 246

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 7-0

16. 87.102D (Passmore)
800 VAN NESS AVENUE, northeast corner of Van Ness Avenue and Eddy Street, Lot 5 in Assessor's Block 739 - Discretionary Review of Building Permit Application No. 8614269, as described above.

4:25 - 4:55 P.M.

II.A.247 -657

Speakers: 1. Neil Eisenberg - project sponsor representative. 2. Tom Lee - project architect. 3. Glen Kaiser - Taco Bell Area Construction Manager. 4. Greg Holzman (pro). 5. Pat Reynolds - Opera Plaza (con). 6. Marjorie Scott (con).

APPROVED WITH CONDITIONS, MOTION #10946

VOTE: 6-1

VOTING NO: COMMISSIONER WRIGHT.

Note: The Commission requested that the Van Ness Avenue Plan be amended to space out the distribution of new fast food restaurants along the Avenue.

17. 81.202R (Fitzpatrick)
BARTLETT STREET, west side between 21st and 22nd Streets, Lot 29 in Assessor's Block 3616 - Reconsideration and discussion of conditions of approval of finding of conformity with the Master Plan for the construction and operation of a two level parking garage with housing above.

(Continued from Regular Meeting of February 26, 1987)

CONTINUED INDEFINITELY

VOTE: 7-0

18. 87.81C (Skiffer)
OCEAN BEACH ESTATES, 654 AND 700 GREAT HIGHWAY, Lot 1 in Assessor's Block 1592 and Lot 2 in Assessor's Block 1595 - Request for authorization of Conditional Use to extend the previously approved conditional use authorization given in City Planning Commission Motion No. 9633 for Case No. 82.167C for a period of three years in order to complete the subject development proposal in a C-1 (Neighborhood Shopping) district, RM-1 (Mixed, Low-Density) district, and RH-2 (House, Two-Family) district.

II.A.169 - 230

Speakers: Patricia Lacampora.
CONTINUED TO APRIL 2, 1987

VOTE: 7-0

19. 86.535C (McDonald)
3570 SACRAMENTO STREET, north side between Locust and Laurel Streets, Lot 14 in Assessor's Block 1010 - Request for authorization of Conditional Use to permit construction of a mixed use building having 11 residential units and three separate ground floor commercial spaces totaling approximately 3,000 square feet on a LOT SIZE EXCEEDING 5,000 SQUARE FEET OF AREA in the Sacramento Street Neighborhood Commercial District.

4:55 - 5:45 P.M.

II.A.665 - II.B.531

Speakers: 1. Gordon Lau - project sponsor representative. 2. Dan Binet - project sponsor. 3. John Lau - project architect. 4. Martin Eber - Presidio Heights Association of Neighbors representative.
CONTINUED TO MARCH 12, 1987

VOTE: 7-0

THE COMMISSION TOOK A RECESS FROM 5:45 TO 6:05 P.M. AND MOVED TO THE BOARD OF SUPERVISORS CHAMBERS.

5:30 P.M.

20. 87.75T (Montana)
Consideration of a proposed amendment to the South of Market Interim Zoning Controls and City Planning Code adding Section 175.5 which would exempt certain nighttime entertainment projects from review under the South of Market Interim Zoning Controls. This class of nighttime entertainment projects, for which building permit applications have been filed prior to July 1, 1985, would be reviewed under the regulations in effect immediately prior to the October 2, 1986 imposition of the South of Market Zoning Controls.

6:05 - 8:30 P.M.

II.B.539 - IV.B.702

THE COMMISSION TOOK A RECESS FROM 8:30 TO 8:45 P.M.

8:45 - 10:30 P.M.

Staff explained that the proposed amendment would effectively exempt one project, the Epic I disco, from the South of Market Interim Zoning Controls prohibition on nighttime entertainment.

Item #87.75T cont.

Speakers: 1. Pamela Duffy - attorney for Epic I applicant. 2. Jay Masters - Epic I. 3. Gordon Crespo - Epic I project architect. 4. Harry O'Brien - attorney for Epic I applicant. 5. Dennis Paoletti - sound consultant for Epic I. 6. George Schroeder - consultant for Epic I. 7. Officer Phil McGee - Southern Police Station (pro). 8. David Cincotta - attorney for Epic I. 9. William Coblentz - attorney (pro). 10. Arnold Townsend - Epic I investors representative (pro). 11. Terry Lofrano - principal for Epic I architectural firm. 12. Juthika Master - Epic I. 13. Frederick Hertz - attorney for McCormack Trust (con). 14. George Stepanenko - St. Michael's Church (con). 15. Ronn Ridale - attorney, San Francisco Studios. 16. Rev. Will Wauters (pro). 17. Richard Stein (pro). 18. Paul Manka - attorney for subcontractors to Epic I. 19. Walter Caplan - attorney, San Francisco Studios (con). 20. Dennis Coldwell - Epic I superintendent (pro). 21. Bob Pritikin (pro). 22. Ron Rodrigues - Bay Area Display S.F. (pro). 23. Brian Doohan (con). 24. Roberta Smith Riley - President, S.F. Studios (con). 25. Charles Stanyan Jr. (con). 26. Mike Clasco (pro). 27. Wayne Gerling (con). 28. Rickey Green (pro). 29. Ray Chavez (con). 30. Wesley Seeds (con). 31. Wornel Simpson (pro). 32. Don Miley (pro). 33. Arnold Townsend for Leland Meyerzove (pro). 34. Al Schubert (pro). 35. Ruth Soloman (con). 36. Brian McWilliams (pro). 37. Michael Valerio - South of Market Community Association (con). 38. George Shulesthko (con). 39. Carol Cassolato (pro). 40. Patrick Riley (con). 41. John King (con). 42. Gail Waldron - General Manager, S. F. Studios (con). 43. John Burr (con). 44. Betty Boatwright (con). 45. Claude Lager (con). 46. Peachy Ambrosio (pro). 47. Frank Fitzsimmons (con). 48. Lee Houskeeper (con). 49. Norman Green (pro). 50. Neway Amare (pro). 51. Laola Hironaka (pro). 52. Yozo Naotsuka (pro). 53. Donald Nolan (pro). 54. Steve Cassolato (pro). 55. Chris Lamadora (pro). 56. Chris Branch (pro). 57. John Cudney - contractor for Epic I (pro). 58. Lisa Martling (con). 59. Anya Malka Helevi (con).

DISAPPROVED, RESOLUTION #10947

VOTE: 7-0

Adjournment AT 10:30 P.M.

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S U M M A R Y

DOCUMENTS DEPT.

MAR 23 1987

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MARCH 12, 1987
ROOM 282, CITY HALL
1:30 P.M.

SAN FRANCISCO
PUBLIC LIBRARY

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B. 479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, and Rosenblatt.

ABSENT: Commissioner Wright.

Staff in attendance: Dean Macris - Director of Planning, Milton Edelin - Deputy Director of Planning, George Williams - Assistant Director for Plans and Programs, Robert Passmore - Zoning Administrator, Stephen Shotland, Glenda Skiffer, Gerald Green, Larry McDonald, Jonathan Malone and Lori Yamauchi - Administrative Secretary.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 1:40 P.M.

A. DIRECTOR'S REPORT

1. Informational presentation on the American Society of Landscape Architects (ASLA) Community Assistance Team 1986 project study on the natural, scenic, recreational, historic, and archeological resources, and planning priorities for the Presidio of San Francisco. (Shotland)

2:05 - 2:50 P.M.

I.A.419 - I.B.229

Speakers presenting included Tito Patri and Allen Folks. Following a video presentation Mr. Patri gave three recommendations for improving the cooperative decision-making processes for planning and development in the Presidio.
NO ACTION REQUIRED.

2. Consideration of the Work Program for the Department of City Planning for Fiscal Year 1987-88. (Edelin)
(Continued from Regular Meeting of February 5, 1987)

Item #2 cont.

1:40 - 2:05 P.M.

I.A.010 - 379

Additional Work Program issues included: Proposition K implementation guidelines, Management systems improvements (including time accounting systems), Neighborhood Commercial conditional use case processing, and Negative Declaration processing.

REVISED WORK PROGRAM APPROVED, RESOLUTION #10948

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT.

3. Consideration of Resolution authorizing the Director of Planning to submit a supplemental appropriation request in the amount of \$45,136 to carry out Proposition M-related work activities. (Edelin)

POSTPONED INDEFINITELY.

B. COMMISSIONERS' QUESTIONS & MATTERS

4. Consideration of Adoption of Amendments to Article IV, Sections 3 through 12, of the Commission's Official Rules and Regulations, pertaining to notice of meetings, public comment, and committees.
NOTE: The Commission will not take action on these amendments today
Action will be considered at their next regular meeting of March 19.

2:05 - 2:55 P.M.

I.B. 230 - 375

Discussion held, but no action taken.

C. ITEMS TO BE CONTINUED

5. 87.88M (Bateson)
Consideration of adopting deletions and modifications of existing portions of the Master Plan: Amending the Land Use Element, South Bayshore Plan and Northeastern Waterfront Plan by deleting principles which are no longer relevant and amending sections which are superseded by other elements and area plans.
(Proposed for continuation to March 26, 1987)

CONTINUED TO MARCH 26, 1987

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT.

D. CONSENT CALENDAR

6. 86.515EC (Skiffer)
747 MONTEREY BOULEVARD, south side between Genessee Street and Ridgewood Avenue, Lot 52 in Assessor's Block 3114 - Request for authorization of Conditional Use to permit the DEMOLITION OF A SINGLE FAMILY DWELLING in a C-1 (Neighborhood Shopping) district and an Interim NC-2 (Small-Scale Neighborhood Commercial) District. The proposal is to develop approximately 3,151 square feet of commercial space at the ground floor, seven dwelling units in two stories above the ground floor, and seven below grade off-street parking spaces. This application has been placed on the Consent Calendar with a recommendation for approval as proposed in the application. The Conditions of Approval of this application are available for inspection at the Department of City Planning.

Item #86.515EC cont.

2:55 - 2:50 P.M.

APPROVED WITH CONDITIONS, MOTION #10949

VOTE: 5-0

ABSENT: COMMISSIONERS ALLEN AND WRIGHT.

E. REGULAR CALENDAR

7. 87.9C

(Green)

3198 - 24TH STREET, northeast corner of So. Van Ness Avenue, Lot 23, in Assessor's Block 3641 - Request for authorization of Conditional Use to permit a FOOD SERVICE ESTABLISHMENT in a C-2 (Community Business) District within the interim 24th Street - Mission Neighborhood Commercial District. The proposal is to install a donut shop considered a FAST FOOD/TAKE OUT RESTAURANT by the City Planning Code in approximately 510 square feet of floor area.

(Continued from Regular Meeting of February 26, 1987)

2:58 - 3:00 P.M.

I.B.394 - 413

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #10950

VOTE: 5-0

ABSENT: COMMISSIONERS ALLEN AND WRIGHT.

8. 86.715C

(Green)

2020 FILLMORE STREET, east side between Pine and California Streets, Lot 20, in Assessor's Block 653 - Request for authorization of Conditional Use to permit LIVE ENTERTAINMENT at an existing restaurant/bar in a C-2 (Community Business) District within the interim Upper Fillmore Street Neighborhood Commercial District. The proposal is to play live music (piano & bass) considered "OTHER ENTERTAINMENT" by the City Planning Code at an existing restaurant/bar capable of holding 74 persons.

(Continued from Regular Meeting of February 26, 1987)

3:00 - 3:30 P.M.

I.B.417 - 648

Speakers: 1. Debra Stein - project sponsor representative. 2. Sean Teeters (pro). 3. Jim Houghton (pro). 4. Tim McAteer (pro). 5. Kathleen Massoni (con).

This additional conditions were read by staff. Commissioner Rosenblatt asked that sound testing be done from Mrs. Massoni's bedroom after sound proofing is done.

APPROVED WITH AMENDED CONDITIONS, MOTION #10951

VOTE: 5-1

VOTING NO: COMMISSIONER KARASICK.

ABSENT: COMMISSIONER WRIGHT.

9. 86.535C

(McDonald)

3570 SACRAMENTO STREET, north side between Locust and Laurel Streets, Lot 14 in Assessor's Block 1010 - Request for authorization of Conditional Use to permit construction of a mixed use building having 11 residential units and three separate ground floor commercial spaces totaling approximately 3,000 square feet on a LOT SIZE EXCEEDING 5,000 SQUARE FEET OF AREA in the Sacramento Street Neighborhood Commercial District.

(Continued from Regular Meeting of March 5, 1987)

Item #86.535C cont.

3:45 - 6:00 P.M.

I.B.721 - II.B.787

Speakers: 1. Gordon Lau - project sponsor representative. 2. Martin Eber - attorney for Presidio Heights Association of Neighbors (PHAN) (con). 3. Jim Ream - President, PHAN (con). 4. Robert Beach - PHAN (con). 5. Frances Wong (con). 6. Jean Dew (con). 7. John Lau - project architect. 8. Vincent Walsh (pro).

CONTINUED TO MARCH 19, 1987

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT.

3:30 P.M.

10. 86.603C

(McDonald)

CLIPPER STREET - 600 BLOCK, north side between Douglass Street and Grand View Avenue, a through lot to 25th Street, Lots 16, 17, 19 and 20 in Assessor's Block 6543 and Lots 8 and 9 in Assessor's Block 6544 - Request for authorization of Conditional Use to permit a PLANNED UNIT DEVELOPMENT OF 21 DWELLING UNITS requesting an exception from the Planning Code to allow a REDUCTION IN REAR YARD REQUIREMENTS on lots having an aggregate area of 34,785 square feet in an RH-2 (House, Two-Family) district with a height and bulk classification of 40-X.

CONTINUED TO MARCH 19, 1987

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT.

11. 87.64ET

(J. Malone)

Consideration of Proposed Amendment to Section 1006.8 of the City Planning Code regarding review procedures for Certificate of Appropriateness applications for alterations to City Hall, Designated Landmark number 21.

6:00 - 6:05 P.M.

II.B.789 - 898

No public testimony received.

APPROVED RESOLUTION #10952

VOTE: 5-1

VOTING NO: COMMISSIONER BIERMAN.

ABSENT: COMMISSIONER WRIGHT.

12. 85.537ECR

(Christie)

3235 - 18TH STREET, 3200 - 19TH STREET, 2225 FOLSOM STREET, (PG & E Service Center), Lot 1 in Assessor's Block 3591, Lots 30 and 31 in Assessor's Block 3592 - Appeal of Preliminary Negative Declaration for the proposed vacation of Treat Street between 18th and 19th Streets and remodeling and expansion for service center consolidation involving the addition of 45,400 square feet of office use, 23,500 square feet of shops and utility space, and 237 off-street parking spaces in an enclosed 800 car, four-story garage building.
(Continued from Regular Meeting of February 26, 1987)

CONTINUED TO MARCH 19, 1987

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT.

13. 85.537ECR

(Marsh)

TREAT AVENUE, between 18th and 19th Streets, adjacent to Lots 30 and 31 in Assessor's Block 3592 - Review for consistency with the Master Plan of a proposal to vacate a portion of Treat Avenue between 18th and 19th Streets as part of a Pacific Gas and Electric Company consolidation project.

CONTINUED TO MARCH 19, 1987
ABSENT: COMMISSIONER WRIGHT.

VOTE: 6-0

Adjournment

AT 6:05 P.M.

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3/19/87

S U M M A R Y

DOCUMENTS DEPT.

MAR 30 1987

SAN FRANCISCO
PUBLIC LIBRARY

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MARCH 19, 1987
ROOM 282, CITY HALL
1:30 P.M.

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B. 479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, Rosenblatt and Wright.

Staff in attendance: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, George Williams - Assistant Director for Plans and Programs, Amit Ghosh, Gerald Green, Barbara Sahm - Environmental Review Officer, Sally Maxwell, Catherine Siegel, Carol Roos, Joe Fitzpatrick, Lu Blazej, Jim Miller, Larry McDonald, Ivan Christie, Vincent Marsh, Jim Nixon and Lori Yamauchi - Administrative Secretary.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 1:47 P.M.

A. DIRECTOR'S REPORT

1:48 - 2:15 P.M.

I.A.037 - 586

EARTHQUAKE HAZARDS AND HOUSING Report presentation: The Director introduced the study and its background. This report follows the release of a report by the Chief Administrative Officer identifying 2100 unreinforced masonry structures vulnerable to seismic hazards. Dr. Marv Comerio of the Center for Environmental Change presented a summary of the report's findings and recommendations. The Director noted that the Mayor will be appointing a City government task force and a Community Advisory Committee to work together in preparing an ordinance with amendments to the City Planning Code for review by the Commission. Also, the Department of City Planning will work with the Advisory Committee to prepare revisions to the Community Safety element of the Master Plan.

B. COMMISSIONERS' QUESTIONS & MATTERS

1. Consideration of Adoption of Amendments to Article IV, Sections 3 through 11 of the Commission's Official Rules and Regulations, pertaining to notice of meetings, public comment, and committees.

2:15 - 2:20 P.M.

I.A.588 - 605

Speaker: Sue Hestor

PASSED MOTION TO ADOPT AMENDMENTS, AS CONTAINED IN REVISED DRAFT,
DATED MARCH 19, 1987

VOTE: 7-0

C. ITEMS TO BE CONTINUED

2. 86.691C (Green)
2520 IRVING STREET, north side between 26th and 27th Avenues, Lot 38 in Assessor's Block 1724 and Lots 47 & 49 in Assessor's Block 1781 - Request for authorization of Conditional Use to permit establishment of INSTITUTIONAL USE in an existing building with floor area over 3,500 square feet and lot area over 10,000 square feet in a C-2 (Community Business) District within an interim NC-2 (Small Scale) Neighborhood Commercial District. The proposal is to establish a Salvation Army facility in the two story building formerly occupied by Sunset Mortuary. The facility would be used for religious services, scouting programs, senior citizen programs, men's and women's fellowship meetings, latch key programs and counselling. (Proposed for indefinite continuation.)

CONTINUED INDEFINITELY

VOTE: 7-0

D. CONSENT CALENDAR

3. 87.36C (Green)
1653 HAIGHT STREET, southwest corner of Haight and Belvedere Streets, Lot 1 in Assessor's Block 1247 - Request for authorization of Conditional Use to permit installation of an automatic teller machine (ATM) with less than the required three (3) foot setback in a C-2 (Community Business) District within the interim Haight Street Neighborhood Commercial District. The proposal is to install a walk-up automatic teller machine (for an existing bank) along Belvedere Street without providing the required 3 foot setback. This application has been placed on the Consent Calendar with a recommendation for approval as proposed in the application. The Conditions of Approval made a part of this Application are available for inspection at the Department of City Planning.

2:30 - 2:45 P.M.

I.A.620 - 742

Speakers: 1. Mark J. Silva (con). 2. Paul Finwall - First Interstate Bank, project sponsor.

Commission took vote to disapprove, but since Consent Calendar procedures do not allow for disapproval, the Commission passed motion to RESCIND DISAPPROVAL ACTION AND CONTINUE TO APRIL 2, 1987 FOR PUBLIC HEARING

VOTE: 7-0

E. REGULAR CALENDAR

4. 85.414E (Maxwell)
101 SECOND STREET, between Mission and Minna Streets, Lots 72, 73, 74 and 75 on Assessor's Block 3721 - Certification of the Final Environmental Impact Report for the construction of a 463,253 gross square foot (gsf) building with about 454,920 gsf of office, about 7,350 gsf of retail and about 32,880 gsf of parking (91 spaces) rising 32 stories (about 460 feet) involving the demolition of four commercial buildings containing about 91,600 gsf of office, about 20,650 gsf of retail, and about 17,450 gsf of tenant storage.

2:45 - 3:05 P.M.

I.A.816 - I.B.336

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Barbara Sahm, the Environmental Review Officer, presented a general update on C-3 district employment projections for 1985 - 2000.

APPROVED, MOTION #10953

VOTE: 6-1

VOTING NO: COMMISSIONER BIERMAN

5. 85.244E (Siegel)
ST. FRANCIS MEDICAL OFFICE BUILDING, southeast corner of Bush & Hyde Streets on Lot 31 of Assessor's Block 280 and addition to existing parking garage at 1234 Pine Street between Hyde and Leavenworth on Lot 9 of Assessor's Block 251 - Certification of Final Environmental Impact Report for the construction of a six-story, 80 foot tall medical office building including 46,645 gross square feet (gsf) medical office space, 14,830 gsf laboratory/clinic space 1,900 gsf retail space and 19,690 gsf of below-grade parking (117 valet spaces) after demolition of the existing 55 space surface parking lot; and the construction of an 18 foot tall addition to the existing 25 foot tall parking garage, adding 32,480 gsf of parking and 205 net increase of valet parking spaces. There would be a total net increase of 267 valet parking spaces in the total project.

3:05 - 3:25 P.M.

I.B.337 - 619

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

APPROVED, MOTION #10954

VOTE: 7-0

6. 86.85E (Roos)
600 CALIFORNIA STREET, (Federal Home Loan Bank of San Francisco), west side of Kearny Street from California to Sacramento Streets, Lots 3 and 26 in Assessor's Block 241 - Certification of the Final Environmental Impact Report for the construction of an office/retail building stepped from about 138 feet tall, nine stories (at Sacramento Street) to about 244 feet tall, 18 stories (at California Street) plus subsurface parking; containing about 312,700 gross sq. ft. office, 7,900 gross sq. ft. retail, 10,400 gross sq. ft. open

Item #83.327EIC cont.

Commissioner Bierman in favor, and Commissioners Allen, Karasick, Rosenblatt and Wright opposed.

APPROVED CERTIFICATION, MOTION #10957

VOTE: 4-1

VOTING NO: COMMISSIONER BIERMAN

ABSTAINED: COMMISSIONER HEMPHILL

ABSENT: COMMISSIONER NAKASHIMA

9. 83.327I

(Fitzpatrick)

ST. MARY'S HOSPITAL - Informational report on the St. Mary's Hospital Institutional Master Plan.

4:05 - 4:50 P.M.

II.A.101 - 635,

5:15 - 5:30 P.M.

II.B.061 - 311

Speakers: 1. Dale Carlson - Stanyan Fulton Neighborhood Association. 2. Craig Cannizzo - representative of St. Mary's Hospital. 3. Calvin Welch. 4. Alice Barkley.

Discussion involved clarification of Institutional Master Plan process and how it relates to this project, especially in light of its consideration under the Annual Limit process.

NO ACTION TAKEN BY COMMISSION.

10. 86.207ECV

(Hood)

2835 - 26TH STREET, south side between York and Hampshire Streets, Lot 3 in Assessor's Block 4334 - Request for authorization of Conditional Use to construct nine DWELLING UNITS WITH PARKING in an RH-2 (House, Two-Family) district.

(Continued from Regular Meeting of February 26, 1987)

5:30 - 5:55 P.M.

II.B.317 - 691

Speakers: 1. August Strotz - project architect. 2. Janet Rodriguez (con). 3. Mr. Sola (con). 4. Mike Dotterwick - project sponsor.

APPROVED STAFF RECOMMENDATION OF 8 UNITS WITH CONDITIONS, MOTION #10958

VOTE: 5-1

VOTING NO: COMMISSIONER BIERMAN

ABSENT: COMMISSIONER NAKASHIMA

11. 86.207ECV

(Hood)

2835 - 26TH STREET, south side between York and Hampshire Streets, Lot 3 in Assessor's Block 4334 - Request for Variances to the rear yard, usable open space, exposure of an open area for a dwelling unit, off-street parking and screening of off-street parking requirements for the proposed construction of nine two-story, single family dwelling units on an irregularly shaped lot.

(Continued from Regular Meeting of February 26, 1987)

5:30 - 5:55 P.M.

II.B.317 - 691

This item was heard with item No. 10. See speakers listed above.

PUBLIC HEARING CLOSED BY ZONING ADMINISTRATOR.

Item #86.85E cont.

space, about 232 parking spaces and three truck loading docks; involving the demolition of a nine-story office building and a three level parking garage (600 California Street and 551 Kearny Street).

3:25 - 3:35 P.M.

I.B.620 - 739

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

APPROVED, MOTION #10955

VOTE: 6-1

VOTING NO: COMMISSIONER BIERMAN

7. 85.79E

(Roos)

343 SANSOME STREET, southwest corner of Sacramento and Sansome Streets, Lots 2, 24, 27 and 28 of Assessor's Block 239 - Certification of the Final Environmental Impact Report for the construction of a new 19-story, 255-foot tall tower including about 307,000 gross square feet office space, 11,000 gross square feet retail space, 4,500 gross square feet open space, 100 parking spaces and six service and loading spaces; involving the demolition of two buildings (345 Sansome and 525 Sacramento Streets), removal of north and west walls and the retention of the south and east walls and the structural interior of the 343 Sansome Street building. The project proposes to close Leidesdorff Street to vehicle traffic between Sacramento and California Streets, for use as a pedestrian way.

3:35 - 3:40 P.M.

I.B.740 - 813

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

APPROVED, MOTION #10956

VOTE: 6-1

VOTING NO: COMMISSIONER BIERMAN

The Commission took a recess from 3:40 - 4:00 P.M.

8. 83.327EIC

(Rosetter)

FULTON AND SHRADER STREETS, southwest corner, Lots 29A, 36 and a portion of 37 in Assessor's Block 1191 (at St. Mary's Hospital) - Certification of Final Environmental Impact Report for St. Mary's Office Building involving the construction on currently vacant land of a building containing medical offices and other medical facilities operated by and affiliated with St. Mary's Hospital and Medical Center.

4:50 - 5:15 P.M.

II.A.636 - II.B.060

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Motion to disapprove certification died due to lack of a second. Commission passed motion to allow Commissioner Hemphill to abstain. Motion to continue certification failed by a vote of 1-4, with

12. 86.395C (Miller)
814 SOUTH VAN NESS AVENUE, west side between 19th and 20th Streets,
Lot 3 in Assessor's Block 3595 - Request for authorization of
Conditional Use for the construction of a RESIDENTIAL CARE FACILITY
for 40 persons in an RH-3 (House, Three-Family) district.
(Continued from Regular Meeting of March 5, 1987)

5:55 - 6:05 P.M.

II.B.696 - 806

Speaker: Andres Parangan - project sponsor.

APPROVED WITH CONDITIONS, MOTION #10959

VOTE: 5-1

VOTING NO: COMMISSIONER HEMPHILL

ABSENT: COMMISSIONER NAKASHIMA

13. 86.535C (McDonald)
3570 SACRAMENTO STREET, north side between Locust and Laurel
Streets, Lot 14 in Assessor's Block 1010 - Request for authorization
of Conditional Use to permit construction of a mixed use building
having 11 residential units and three separate ground floor
commercial spaces totaling approximately 3,000 square feet on a LOT
SIZE EXCEEDING 5,000 SQUARE FEET OF AREA in the Sacramento Street
Neighborhood Commercial District.
(Continued from Regular Meeting of March 12, 1987)

6:05 - 6:15 P.M.

II.B.807 - III.A.037

Speakers: 1. John Lau - project architect. 2. Bob Beach - Presidio
Heights Association of Neighbors. 3. Gordon Lau - project sponsor
representative.

PASSED MOTION OF INTENT TO APPROVE, AND CLOSE PUBLIC HEARING, FINAL
LANGUAGE ON MARCH 26, 1987

VOTE: 6-0

ABSENT: COMMISSIONER NAKASHIMA

14. 86.603C (McDonald)
CLIPPER STREET - 600 BLOCK, north side between Douglas Street and
Grand View Avenue, a through lot to 25th Street, Lots 16, 17, 19 and
20 in Assessor's Block 6543 and Lots 8 and 9 in Assessor's Block
6544 - Request for authorization of Conditional Use to permit a
PLANNED UNIT DEVELOPMENT OF 21 DWELLING UNITS requesting an
exception from the Planning Code to allow a REDUCTION IN REAR YARD
REQUIREMENTS on lots having an aggregate area of 34,785 square feet
in an RH-2 (House, Two-Family) district with a height and bulk
classification of 40-X.
(Continued from Regular Meeting of March 12, 1987)

6:15 - 6:20 P.M.

III.A.047 - 076

No public testimony received.

APPROVED WITH AMENDED CONDITIONS, MOTION #10960

VOTE: 6-0

ABSENT: COMMISSIONER NAKASHIMA

4:00 P.M.

15. 86.149E (Christie)
2200 BLOCK OF FUNSTON AVENUE, between Rivera and San Marcos Streets, Lot 27 in Assessor's Block 2336 - Appeal of Preliminary Negative Declaration for a proposed subdivision of a single 2.65 acre parcel into 33 parcels and the construction of 33 single-family residences, involving rezoning the property from a P (Public Use) district to an RH-1 (House, Single Family) district.
(Continued from Regular Meeting of March 5, 1987)

6:35 - 7:30 P.M.

III.A.185 - III.B.027

Speakers: 1. Bruce Knell (pro appeal). 2. Stephen Dobbs (pro appeal). 3. Igor Sokolov (pro appeal). 4. Brad Buchanan (pro appeal). 5. Hugh Pennypacker (pro appeal). 6. Gordon Lau - project sponsor representative. 7. Ed Tsu - project architect. 8. Jean Hadley - (pro appeal). 9. Harold Wright - Forest Hill Association (pro appeal). 10. Joseph Petrosky (pro appeal).
PASSED MOTION TO CLOSE PUBLIC HEARING AND INTENT TO SUSTAIN APPEAL AND REQUEST FOCUSED ENVIRONMENTAL IMPACT REPORT, FINAL LANGUAGE ON MARCH 26, 1987.

ABSENT: COMMISSIONERS HEMPHILL AND NAKASHIMA

16. 85.537ECR (Christie)
3235 - 18TH STREET, 3200 - 19TH STREET, 2225 FOLSOM STREET, (PG & E Service Center), Lot 1 in Assessor's Block 3591, Lots 30 and 31 in Assessor's Block 3592 - Appeal of Preliminary Negative Declaration for the proposed vacation of Treat Street between 18th and 19th Streets and remodeling and expansion for service center consolidation involving the addition of 45,400 square feet of office use, 23,500 square feet of shops and utility space, and 237 off-street parking spaces in an enclosed 800 car, four-story garage building.
(Continued from Regular Meeting of March 12, 1987)

7:30 - 8:30 P.M.

III.B.059 - 893

Speakers: 1. James Johnson - Green Glen Linen Service representative (pro appeal). 2. Georgia Brittan - San Franciscans for Reasonable Growth (pro appeal). 3. Victor Vitlin (pro appeal). 4. Luigi Cortese (pro appeal). 5. James Eaneman - P.G.&E., project sponsor. 6. Boris Dramov - project architect. 7. Carolyn Kroo Sheridan (pro appeal). 8. Rita Alviar (con appeal). 9. Peggy Dorman (pro appeal). 10. Mike Hardiman (con appeal). 11. John Kroo Sheridan (pro appeal).

CONTINUED TO APRIL 16, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS HEMPHILL, NAKASHIMA AND ROSENBLATT

17. 85.537ECR (Marsh)
TREAT AVENUE, between 18th and 19th Streets, adjacent to Lots 30 and 31 in Assessor's Block 3592 - Review for consistency with the Master Plan of a proposal to vacate a portion of Treat Avenue between 18th and 19th Streets as part of a Pacific Gas and Electric Company consolidation project.
(Continued from Regular Meeting of March 12, 1987)

Item #85.537ECR cont.

CONTINUED TO APRIL 16, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS HEMPHILL, NAKASHIMA AND ROSENBLATT

18. 87.118D

(Marsh)

2445 BUCHANAN STREET, west side between Jackson and Wsshington Streets, Lot 3 in Assessor's Block 604 - Consideration of Discretionary Review of Building Permit Application No. 8613989 to CONVERT SIX DWELLING UNITS TO TWO DWELLING UNITS in an RH-2 (House, Two Family) district.

8:30 - 8:35 P.M.

III.B.895 - IV.A.055

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 4-0

ABSENT: COMMISSIONERS HEMPHILL, NAKASHIMA AND ROSENBLATT

19. 87.118D

(Marsh)

2445 BUCHANAN STREET, west side between Jackson and Washington Streets, Lot 3 in Assessor's Block 604 - Discretionary Review of Building Permit Application No. 8613989, as described above.

8:35 - 9:00 P.M.

IV.A.056 - 530

Speakers: 1. Jack Scott - project sponsor representative. 2. Neil Haskell - project sponsor. 3. Robert Miller (pro). 4. Terry Gray (pro). 5. Martin Titcomb (pro). 6. Lita Titcomb (pro). 7. Christine Taylor (pro). 8. Jack Sigesmund (con).

PASSED MOTION OF INTENT TO APPROVE CONVERSION TO THREE DWELLING UNITS, FINAL LANGUAGE ON MARCH 26, 1987

VOTE: 3-1

VOTING NO: COMMISSIONER BIERMAN

ABSENT: COMMISSIONERS HEMPHILL, NAKASHIMA AND ROSENBLATT

20. 86.672C

(Green)

1760 POLK STREET, southeast corner of Polk and Washington Streets, Lot 20 in Assessor's Block 620 - Request for authorization of Conditional Use to permit the addition of take-out food to an existing (currently closed) full service restaurant in an C-2 (Community Business) District within the interim Polk Street Neighborhood Commercial District. The proposal is to install deli cases and counters to facilitate take-out within the existinq restaurant. The restaurant is capable of seating up to 40 persons in approximately 3,400 square feet of floor area.

6:30 - 6:32 P.M.

III.A.095 - 113

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #10961

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND NAKASHIMA

21. 87.109C

(Green)

1234 & 1268 GRANT AVENUE, east side between Fresno and Vallejo Streets, Lots 31 & 32 in Assessor's Block 145 - Request for authorization of Conditional Use to permit an alteration of an existing restaurant resulting in a second story expansion and floor

Item #87.109C cont.

area over 2,500 square feet in a C-2 (Community Business) District within the interim North Beach Neighborhood Commercial District. The proposal is to expand the existing second story of an existing restaurant (Rasta Pasta) at 1268 Grant Avenue (lot 23) onto 1234 Grant Avenue (lot 31) which will result in a restaurant expansion over 2,500 square feet.

6:32 - 6:33 P.M.

III.A.114 - 141, 164 - 183

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #10962

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND NAKASHIMA

22. 87.41C

(Green)

1723-25 UNION STREET, south side between Gough and Octavia Streets, Lot 1R in Assessor's Block 544 - Request for authorization of Conditional Use to permit establishment of a commercial retail use over 2,500 square feet on a lot over 5,000 square feet in a C-2 (Community Business) District within the interim Union Street Neighborhood Commercial District. The proposal is to convert an existing auto garage into two-story commercial building for a single retail establishment in approximately 11,200 square feet of floor area.

6:33 - 6:35 P.M.

III.A.142 - 163

APPROVED WITH AMENDED CONDITIONS, MOTION #10963

VOTE: 5-0

ABSENT: COMMISSIONER HEMPHILL AND NAKASHIMA

23. 87.142D

(Green)

1700 HAIGHT STREET, northwest corner at Cole Street, Lot 7 in Assessor's Block 1229 - Consideration of request for Discretionary Review of Building Permit Application No. 8615851 for the installation of a THRIFTY'S DRUG STORE on the ground floor of a previously approved mixed use building.

4:00 - 4:05 P.M.

I.B.863 - II.A.091

9:00 - 9:30 P.M.

IV.A.539 - 879

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speakers: 1. Calvin Welch - Haight Ashbury Neighborhood Council (con). 2. Maria Pracher - project sponsor representative. 3. Jim Rhoads - Haight Ashbury Preservation Society (con).

Staff will ask City Attorney for opinion on appropriateness of Discretionary Review action in light of 1985 Conditional Use action.

CONTINUED TO APRIL 23, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS HEMPHILL, NAKASHIMA AND ROSENBLATT

24. 87.142D

(Green)

1700 HAIGHT STREET, northwest corner at Cole Street, Lot 7 in Assessor's Block 1229 - Discretionary Review of Building Permit Application No. 8615851, as described above.

Item #87.142D cont.

CONTINUED TO APRIL 23, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS HEMPHILL, NAKASHIMA AND ROSENBLATT

6:00 P.M.

25. 86.593TE

(Pearl)

Consideration of text amendments to the City Planning Code which add Section 177 to require owners maintaining illegal dwelling units and other commercial space to pay relocation costs and damages to tenants displaced from such space, and amendments to Article 37 of the San Francisco Administrative Code (Residential Rent Stabilization and Arbitration Ordinance) which amend Section 37.9 thereof to permit landlords to recover possession of rental units where occupancy is not permitted by permits of record and to require owners to pay relocation costs and damages to tenants displaced from such units. (Board of Supervisors File 115-86-36.1)

(Continued from Regular Meeting of February 19, 1987)

CONTINUED TO APRIL 16, 1987

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND NAKASHIMA

26. 86.495D

(Nixon)

144 CORTLAND AVENUE, through lot to Santa Marina Street, south side between Prospect Avenue and Elsie Street, Lot 5 in Assessor's Block 5675 - Consideration of request for Discretionary Review of Building Permit Application No. 8610446 to construct a two family structure in an RH-2 (House, Two Family) district, after demolition of a fire damaged single-family structure.

9:30 - 9:32 P.M.

IV.A.880 - IV.B.033

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 4-0

ABSENT: COMMISSIONERS HEMPHILL, NAKASHIMA AND ROSENBLATT

27. 86.495D

(Nixon)

144 CORTLAND AVENUE, through lot to Santa Marina Street, south side between Prospect Avenue and Elsie Street, Lot 5 in Assessor's Block 5675 - Discretionary Review of Building Permit Application No. 8610446, as described above.

9:32 - 9:50 P.M.

IV.B.034 - 340

Speakers: 1. Tim Molinari (con). 2. Pedro Rivera - project sponsor.
3. Elaine Anderson (con). 4. Jose Mendez - project sponsor.

CONTINUED TO APRIL 2, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS HEMPHILL, NAKASHIMA AND ROSENBLATT

28.

(Williams)

Informational presentation of study by Grant DeHart on historic preservation in San Francisco.

Item #28 cont.

9:50 - 10:05 P.M.

IV.B.346 - 544

Speakers: 1. Cathy Burns - National Trust for Historic Preservation. 2. Grant DeHart.
NO ACTION REQUIRED.

29. 86.529TZE

(Merk1)

VAN NESS AVENUE, Area generally bounded by Van Ness Avenue, McAllister and Bay Streets, including Assessor's Blocks 475, 694, 695 and 762, and portions of Assessor's Blocks 474, 478, 479, 498, 499, 502, 503, 522, 523, 526, 527, 546, 547, 550, 551, 570, 571, 574, 575, 594, 595, 598, 599, 618, 619, 622, 623, 642, 643, 646, 647, 666, 667, 670, 671, 690, 691, 714, 715, 718, 719, 738, 739, 742, 743, 763, 766 and 767 - Consideration of INTERIM ZONING CONTROLS including: (1) amendments to the Zoning Map to reclassify use districts therein from C-2 (Community Business) to RC-4 (Residential-Commercial, High Density) or RC-3 (Residential-Commercial, Moderate Density), and reclassify Height and Bulk districts from 130-E and 105-D to 130-V or 80-D; (2) amendments to the City Planning Code to establish the Van Ness Avenue Special Use district; and (3) amendments to the text of the City Planning Code to impose restrictions on the use of property, demolition of residential buildings, alteration or demolition of certain architecturally significant buildings and the use of signs, and to authorize the imposition of a building setback for specified property.

(Continued from Regular Meeting of February 26, 1987)

CONTINUED TO APRIL 16, 1987

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND NAKASHIMA

30. 82.392EZTM

(Merk1)

VAN NESS AVENUE, Area generally bounded by Van Ness Avenue, McAllister and Bay Streets, including Assessor's Blocks 475, 694, 695 and 762, and portions of Assessor's Blocks 474, 478, 479, 498, 499, 502, 503, 522, 523, 526, 527, 546, 547, 550, 551, 570, 571, 574, 575, 594, 595, 598, 599, 618, 619, 622, 623, 642, 643, 646, 647, 666, 667, 670, 671, 690, 691, 714, 715, 718, 719, 738, 739, 742, 743, 763, 766 and 767 - Consideration of PERMANENT CONTROLS including amendments to the Zoning Map and text of the City Planning Code, as described above.

(Continued from Regular Meeting of February 26, 1987)

CONTINUED TO APRIL 16, 1987

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND NAKASHIMA

Adjournment AT 10:05 P.M.

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S U M M A R Y

DOCUMENTS DEPT.

APR 14 1987

SAN FRANCISCO
PUBLIC LIBRARY

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MARCH 26, 1987
ROOM 282, CITY HALL
1:00 P.M.

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B.479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Rierman, Hemphill, Karasick, Nakashima, Rosenblatt and Wright.

ABSENT: COMMISSIONER ALLEN

Staff in attendance included: Dean Macris - Director of Planning, Milton Edelin - Deputy Director of Planning, Robert Passmore - Zoning Administrator, Paul Maltzer, Catherine Siegel, Lu Blazej, Larry Badiner, Andrea MacKenzie, Jim McCormick, Jim Nixon, Betsy Bateson, Amit Ghosh and Lori Yamauchi - Administrative Secretary.

1:00 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 1:10 P.M.

A. DIRECTOR'S REPORT

1. Resolution authorizing the Director of Planning to Settle an outstanding printing bill.

1:10 - 1:13 P.M.

No public testimony received.

APPROVED RESOLUTION #10964

ABSENT: COMMISSIONER ALLEN

VOTE: 6-0

B. COMMISSIONERS' QUESTIONS & MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

2. 87.15SC (Hood)
1506 - 47TH AVENUE, southeast corner of 47th Avenue and Kirkham Street, Lot 25 in Assessor's Block 892 - Request for authorization of Conditional Use to subdivide a lot to create one or more lots of lesser width, with each lot containing only a one family dwelling and having a lot area of not less than 1,500 square feet in an RH-1 (House, One-Family) district.
(Proposed for continuation to April 2, 1987)

CONTINUED TO APRIL 2, 1987
ABSENT: COMMISSIONER ALLEN

VOTE: 6-0

3. 87.51C (Green)
1388 SUTTER STREET, north side between Franklin Street and Van Ness Avenue, Lot 9 in Assessor's Block 671 - Request for authorization of Conditional Use to permit installation of an ICE CREAM AND CANDY FOOD SERVICE ESTABLISHMENT defined by Section 790.122 of the City Planning Code as a TAKE-OUT FOOD ACTIVITY in a C-2 (Community Business) District within an interim NC-3 (Moderate-Scale) Neighborhood Commercial District. The proposal is to establish an Ice Cream & Candy store at ground level of an existing 18 story office building with take-out service only in approximately 433 square feet of floor area.
(Proposed for continuation to April 2, 1987)

CONTINUED TO APRIL 2, 1987
ABSENT: COMMISSIONER ALLEN

VOTE: 6-0

4. 86.361EC (Green)
2201 VICENTE STREET, southwest corner of Vicente Street and 33rd Avenue, Lot 16 in Assessor's Block 2463A - Request for authorization of Conditional Use to permit DEVELOPMENT OF A LOT OVER 5,000 SQUARE FEET in a C-1 (Neighborhood Shopping) District within an interim NC-1 (Neighborhood Commercial Cluster) District. The proposal is to construct a new building containing 3,764 square feet of ground floor commercial area, two stories of residential units with five (5) dwellings on each floor and basement with ten (10) parking spaces on a 8,600 square feet lot.
(Proposed for continuation to April 2, 1987)

CONTINUED TO APRIL 2, 1987
ABSENT: COMMISSIONER ALLEN

VOTE: 6-0

5. 87.40C (Hood)
2051 MARKET STREET, south side between 14th Street and Dolores Street, Lots 14 and 15 in Assessor's Block 3535 - Request for authorization of Conditional Use to CONVERT A SECOND-STORY DWELLING UNIT to commercial use in a C-2 (Community Business) district and an Interim NC-3 (Moderate-Scale Neighborhood Commercial) district.
(Proposed for continuation to April 9, 1987)

Item #87.40C cont.

CONTINUED TO APRIL 9, 1987

VOTE: 6-0

ABSENT: COMMISSIONER ALLEN

E. CONSIDERATION OF FINDINGS AND FINAL MOTION: PUBLIC HEARING CLOSED

6. 86.535C (McDonald)
3570 SACRAMENTO STREET, north side between Locust and Laurel Streets, Lot 14 in Assessor's Block 1010 - Consideration of final language to APPROVE the authorization of Conditional Use to permit construction of a mixed use building having 11 residential units and three separate ground floor commercial spaces totaling approximately 3,000 square feet on a LOT SIZE EXCEEDING 5,000 SQUARE FEET OF AREA IN THE SACRAMENTO NEIGHBORHOOD COMMERCIAL DISTRICT.
(Public hearing closed and Continued from Regular Meeting of March 19, 1987)

APPROVED WITH CONDITIONS, MOTION #10965

VOTE: 6-0

ABSENT: COMMISSIONER ALLEN

7. 86.149E (Christie)
2200 BLOCK OF FUNSTON AVENUE, between Rivera and San Marcos Streets, Lot 27 in Assessor's Block 2336 - Consideration of final language to Sustain the Appeal of Preliminary Negative Declaration and Require a Focused Environmental Impact Report for a proposed subdivision of a single 2.65 acre parcel into 33 parcels and the construction of 33 single-family residences, involving rezoning the property from a P (Public Use) district to an RH-1 (House, Single Family) district.
(Public hearing closed and Continued from Regular Meeting of March 19, 1987)

APPROVED, MOTION #10966

VOTE: 6-0

ABSENT: COMMISSIONER ALLEN

8. 87.118D (Marsh)
2445 RUCHANAN STREET, west side between Jackson and Washington Streets, Lot 3 in Assessor's Block 604 - Consideration of final language to APPROVE Building Permit Application No. 8613989 to CONVERT SIX DWELLING UNITS TO THREE DWELLING UNITS in an RH-2 (House, Two Family) district.
(Public hearing closed and Continued from Regular Meeting of March 19, 1987)

CONTINUED TO APRIL 2, 1987

VOTE: 6-0

ABSENT: COMMISSIONER ALLEN

F. REGULAR CALENDAR

9. 85.58E (Maltzer)
300 BEALE STREET, southwest corner of Folsom/Beale, Lots 1 & 1B in Assessor's Block 3747 - Certification of Final Environmental Impact Report for the renovation of Coffin-Reddington building into 128,500 gross square feet of office space, and the new construction of a 22-story residential structure containing a total of 179,000 gross square feet of residential, 110,000 gross square feet of parking, 2,200 gross square feet of retail and 37,400 gross square feet of open space.

1:22 - 1:24 P.M.

I.A.178 - 219

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

APPROVED, MOTION #10967

VOTE: 5-1

VOTING NO: COMMISSIONER BIERMAN

ABSENT: COMMISSIONER ALLEN

10. 85.693E (Siedel)
BROADWAY AND MASON STREETS, (Pineview) southwest corner, air rights over Broadway Tunnel right-of-way and Lot 42 in Assessor's Block 158 - Certification of Final Environmental Impact Report for the construction of a six story, 58-foot tall, 70-unit, elderly and handicapped, rental apartment building of 36,100 gross square feet (gsf) including a 4,700 gsf senior community center and 12 parking spaces (3,400 gsf), involving the leasing by the City of air rights over the Broadway Tunnel.

1:24 - 1:32 P.M.

I.A.222 - 367

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speaker: Calvin Lee.

APPROVED, MOTION #10968

VOTE: 6-0

ABSENT: COMMISSIONER ALLEN

11. 83.464EC (Radiner)
50 GUY PLACE, Lot 55 in Assessor's Block 3749 - Request for authorization of Conditional Use to permit SITE COVERAGE OF OVER 80 PERCENT ON A SLOPING SITE in an M-1 (Light Industrial) District, in the Rincon Hill Special Use District, Commercial Industrial Subdistrict, in an 84-R Height and Bulk District. The proposal is to construct a six story, 68 foot high office building of approximately 14,325 square feet.
(Continued from Regular Meeting of March 5, 1987)

1:33 - 2:40 P.M.

I.A.371 - I.B.292, I.B.457 - 465

Speakers: 1. Jack Hayes - project sponsor. 2. Violet Hayes - project sponsor. 3. Frederick Hertz - attorney for Rin-Ten-Ten Assoc. (con). 4. Alice Carey - Rin-Ten-Ten (con). 5. Gene DeMar (con). 6. Thomas Gallagher (con).

Item #83.464EC cont.

PASSED MOTION OF INTENT TO DISAPPROVE, FINAL LANGUAGE ON APRIL 2, 1987

VOTE: 6-0

ABSENT: COMMISSIONER ALLEN

12. 83.464ECD (Badiner)
50 GUY PLACE, Lot 55 in Assessor's Block 3749 - Consideration of request for Discretionary Review of Building Permit Application No. 8308495 for the construction of a six-story, 68-foot high office building of approximately 14,325 square feet.
(Continued from Regular Meeting of March 5, 1987)

CONTINUED INDEFINITELY

VOTE: 6-0

ABSENT: COMMISSIONER ALLEN

13. 83.464ECD (Badiner)
50 GUY PLACE, Lot 55 in Assessor's Block 3749 - Discretionary Review of Building Permit Application No. 8308495, as described above.
(Continued from Regular Meeting of March 5, 1987)

CONTINUED INDEFINITELY

VOTE: 6-0

ABSENT: COMMISSIONER ALLEN

3:00 P.M.

14. 86.626EC (MacKenzie)
111 CHESTNUT STREET, between Winthrop and Montomerv Streets, Lot 15 in Assessor's Block 60 - Appeal of Preliminary Negative Declaration for proposed mixed use project consisting of 146 condominiums, 118 elderly units and approximately 20,522 square feet of commercial/retail space, with 222 parking spaces. Conditional Use authorization would be required.
(Continued from Regular Meeting of March 5, 1987)

3:10 - 3:55 P.M.

I.B.481 - II.A.227

Speakers: 1. Joseph Zellmar - attorney for appellants. 2. Ray Rice (pro appeal). 3. Galen Donq (pro appeal). 4. Bert Tonkin (pro appeal). 5. Colleen Donq (pro appeal). 6. Lee Emke (pro appeal). 7. Jeffrey Miller (pro appeal). 8. Neil Eisenberg - attorney for project sponsor. 9. Victor Gonzalez - project sponsor.

DENIED APPEAL/NEGATIVE DECLARATION SUSTAINED,

MOTION #10969

VOTE: 4-2

VOTING NO: COMMISSIONERS BIERMAN AND HEMPHILL

ABSENT: COMMISSIONER ALLEN

15. 86.626EC (Badiner)
111 CHESTNUT STREET, 220 LOMBARD STREET, 240 LOMBARD STREET, parcel bounded by Montomerv, Lombard, Winthrop and Chestnut Streets, Lot 15 in Assessor's Block 60 - Request for approval of Modifications to a previous Conditional Use approval for 196 dwelling units and 92,655 square feet of commercial space, to substitute up to 70 dwelling units and up to 20,522 square feet of retail use for

Item #86.626EC cont.

approximately 92,655 square feet of approved office space in a C-2 (Community Business) District, an 84-E Height and Bulk District and the Northern Waterfront Special Use District No. 3. The total project would result in the construction of up to 264 dwelling units and up to 20,522 square feet of retail space.

(Continued from Regular Meeting of March 5, 1987)

3:10 - 3:55 P.M.

II.A.229 - 525

Speakers: 1. Neil Eisenberg - attorney for project sponsor. 2. Joseph Zellmar - attorney for appellants (con). 3. Dr. Colin Donq (con). 4. Lealen Donq (con).

APPROVED WITH AMENDED CONDITIONS, MOTION #10970

VOTE: 4-2

VOTING NO: COMMISSIONERS BIERMAN AND HEMPHILL

ABSENT: COMMISSIONER ALLEN

16. 86.331E

(Loftman)

2165-71 LOMBARD STREET, south side near Steiner Street, Lots 26 and 28 in Assessor's Block 510 - Appeal of Preliminary Negative Declaration on the proposed demolition of a restaurant and parking lot and the construction of a four-story hotel containing about 23,400 gross square feet and 48 rooms and including a 2500 gross square foot restaurant and parking for 29 vehicles.

(Continued from Regular Meeting of March 26, 1987)

CONTINUED TO APRIL 9, 1987

VOTE: 7-0

17. 86.331CE

(Green)

2165-71 LOMBARD STREET, south side between Steiner and Fillmore Streets, Lots 26 and 28 in Assessor's Block 510 - Request for authorization of Conditional Use to permit a TOURIST HOTEL in a C-2 (Community Business) District within an interim NC-3 (Moderate-Scale) Neighborhood Commercial District. The proposal is to construct a three (3) story over lobby/garage and basement, 48 room tourist hotel with restaurant on a site now occupied by a restaurant and parking lot. The basement will be below the street level and contain a total of 20 parking spaces. The total floor area of this hotel including restaurant and lobby is 22,780 square feet.

CONTINUED TO APRIL 9, 1987

VOTE: 7-0

18. 86.631C

(Nixon)

3773 SACRAMENTO STREET, south side between Spruce and Maple Streets, Lots 27 and 28 in Assessor's Block 1017 - Request for authorization of Conditional Use to construct a ten foot tall mechanical structure on the roof of Marshal Hale Memorial Hospital which would exceed forty feet (64 feet) and operate a PUBLIC UTILITY (MOBILE TELEPHONE SYSTEM) in an RM-2 (Residential, Mixed Moderate Density) District having an eighty foot height limit.

Item #86.631C cont.

4:15 - 4:25 P.M.

II.A.528 - 657

Speakers: 1. Jack Light (con). 2. Mike McNelly - project sponsor representative.

Commission passed motion to allow Commissioner Hemphill to abstain.

APPROVED WITH CONDITIONS, MOTION #10971

VOTE: 5-0

ABSTAINED: COMMISSIONER HEMPHILL

ABSENT: COMMISSIONER ALLEN

19. 86.598C

(Nixon)

3250 - 19TH AVENUE, east side between Winston and Eucalyptus Drives, Lot 3 in Assessor's Block 7321 - Request for authorization of Conditional Use to operate a PUBLIC UTILITY (MOBILE TELEPHONE SYSTEM) in an RH-1(D) (House, One Family - Detached Dwelling) district.

4:25 - 4:40 P.M.

II.A.658 - 802

Speakers: 1. J. Kevin Lowe (con). 2. Mike McNelly - project sponsor representative

APPROVED WITH CONDITIONS, MOTION #10972

VOTE: 6-0

ABSENT: COMMISSIONER ALLEN

20. 87.42C

(Hood)

410 - 15TH AVENUE, southeast corner of 15th Avenue and Gearv Boulevard, Lot 28 in Assessor's Block 1530 - Request for authorization of Conditional Use to CONVERT A FIRST STORY DWELLING UNIT in an existing building to COMMERCIAL USE in a C-2 (Community Business) district and an Interim NC-3 (Moderate-Scale Neighborhood Commercial) district.

REMOVED FROM CALENDAR. NO COMMISSION ACTION REQUIRED.

THE COMMISSION TOOK A RECESS FROM 4:40 - 5:00 P.M.

5:00 P.M.

21. 87.88M

(Bateson)

Consideration of adopting deletions and modifications of existing portions of the Master Plan: Amending the Land Use Element, South Bayshore Plan and Northeastern Waterfront Plan by deleting principles which are no longer relevant and amending sections which are superceded by other elements and area plans.

(Continued from Regular Meeting of March 12, 1987)

No public testimony received.

APPROVED, RESOLUTION #10973

VOTE: 6-0

ABSENT: COMMISSIONER ALLEN

22. 85.533ZT

(Bateson)

MID MARKET AREA, generally bounded on the west by Ninth Street, on the east by Fifth Street, on the north by Market Street, and on the South by Mission and Natoma Streets, - Consideration of permanent

Item #85.5332T cont.

controls including amendments to the Zoning Map and City Planning Code text to reclassify the height and bulk districts for portions of Assessor's Blocks 3701, 3702, 3703, 3704 and 3725 located therein from 90-X, 120-X, 120-F, 150-S, 160-F, 180-S and 240-S to 65-X - 105-E, 90-X, 90-X - 120-F and 90-X - 150-F; and amending the text of the City Planning Code by adding Sections 263.11 and 296 to provide for exceptions to the base height limits in the Mid-Market area and for height restrictions on structures shading United Nations Plaza. On February 26, 1987, the Commission initiated interim and permanent controls for the Mid-Market area. Staff recommends consideration of permanent controls only. Consideration of interim controls would require additional public notice.

For information on the above proposal, please call 558-2203.

5:05 - 6:10 P.M.

II.A.817 - II.B.842

Speakers: 1. Dick Morten - S.F. Chamber of Commerce (con). 2. Harry O'Brien - representing Greyhound Corporation (con). 3. James Mitchell - Trinity Plaza project architect. 4. David Cincotta - Trinity Plaza project sponsor representative (con). 5. Brad Paul - North of Market Planning Coalition (pro).

COMMISSION PASSED MOTION TO CLOSE PUBLIC HEARING AND CONTINUE TO
APRIL 2, 1987

VOTE: 6-0

ABSENT: COMMISSIONER ALLEN

Adjournment

AT 6:10 P.M.

S U M M A R Y
OF THE

SPECIAL JOINT MEETING
OF THE

GOLDEN GATE NATIONAL RECREATION AREA ADVISORY COMMISSION
AND

SAN FRANCISCO
CITY PLANNING COMMISSION

THURSDAY

MARCH 26, 1987

FORT MASON, BUILDING 201

7:30 P.M.

PRESENT: City Planning Commissioners: Bierman, Hemphill, Rosenblatt and Wright.

ABSENT: COMMISSIONERS ALLEN, BIRRER AND NAKASHIMA

ROLL CALL: Golden Gate National Recreation Area Advisory Commissioners: Avala, Bartke, Boerger, Coatswell, Crowlev, Doss, Eisenberg, Erman, Jeong, Friedman, Greene, Meyer, Park Li, Pinkston, Robinson, Sciaroni, Spring, Wayburn, and Williams.

7:30 P.M.

MEETING WAS CALLED TO ORDER BY BRIAN O'NEILL, SUPERINTENDENT OF GOLDEN GATE NATIONAL RECREATION AREA AT 7:50 P.M.

87.139R/87.140R

Public hearing on the proposed construction of a branch exchange facility and three barracks facilities at the Presidio. (Shotland)

Speakers included: 1. Colonel Joseph Rafferty - Commander of the Presidio, U.S. Army. 2. Virginia Fusco. 3. Lee Furman. 4. Patricia Duff. 5. Herb Kritz - Pacific Heights Residents Assoc. 6. John Cravalho. 7. Sue Wilcox. 8. Robert Holmes - Assoc. of U. S. Army, S. F. Chapter. 9. Charles Bonny. 10. Robert O'Brien - Vigil for Animals. 11. Nina Eloiser.

Comments were made by City Planning and GGNRA Commissioners.

PUBLIC HEARING CLOSED BY SUPERINTENDENT O'NEILL. NO COMMISSION ACTION TAKEN.

Adjourned

AT 9:45 P.M.

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4/2/87

S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
APRIL 2, 1987
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

APR 14 1987

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NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B.479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, Wright and Rosenblatt.

Staff in attendance included: Dean Macris - Director of Planning, George Williams - Assistant Director for Plans and Programs, Robert Passmore - Zoning Administrator, Gerald Robbins, Vincent Marsh, Larry Badiner, Gerald Green, David Hood, Glenda Skiffer and Lori Yamauchi - Administrative Secretary.

1:00 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 1:10 P.M.

A. DIRECTOR'S REPORT

1. Presentation on demonstrations of the effects of police enforcement on parking and traffic operation. (Robbins)

1:10 - 1:20 P.M.

I.A.010 - 245

Presentation given. No public testimony. No Action Required.

George Williams commented on the Department of City Planning and Redevelopment Agency's efforts to rezone and redevelop the Bayview-Hunters Point industrial area and Third Street commercial area.

B. COMMISSIONERS' QUESTIONS & MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

2. 86.673ED (Loftman)
200-14 ROOSEVELT WAY, between Park Hill and Masonic Avenues, Lots 15, 16, 17, and 18 in Assessor's Block 2607 - Appeal of Preliminary Negative Declaration for the proposed construction of four, four-story, two-unit residential buildings with parking for a total of 8 vehicles.
(Proposed for continuation to April 9, 1987)

CONTINUED TO APRIL 9, 1987

VOTE: 7-0

3. 87.81C (Skiffer)
OCEAN BEACH ESTATES, 654 AND 700 GREAT HIGHWAY, at Balboa Street, Lot 1 in Assessor's Block 1592 and Lot 2 in Assessor's Block 1595 - Request for authorization of Conditional Use to extend the previously approved conditional use authorization given in City Planning Commission Motion No. 9633 for Case No. 82.167C for a period of three years in order to complete the subject development proposal in a C-1 (Neighborhood Shopping) district, RH-1 (Mixed, Low-Density) district, and RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of March 5, 1987)
(Proposed for continuation to June 4, 1987)

CONTINUED TO JUNE 4, 1987

VOTE: 7-0

4. 87.36C (Green)
1653 HAIGHT STREET, southwest corner of Haight and Belvedere Streets, Lot 1 in Assessor's Block 1247 - Request for authorization of Conditional Use to permit installation of an automatic teller machine (ATM) with less than the required three (3) foot setback in a C-2 (Community Business) District within the interim Haight Street Neighborhood Commercial District. The proposal is to install a walk-up automatic teller machine (for an existing bank) along Belvedere Street without providing the required 3 foot setback.
(Continued from Regular Meeting of March 19, 1987)
(Proposed for continuation to May 14, 1987)

CONTINUED TO MAY 14, 1987

VOTE: 7-0

E. CONSIDERATION OF FINDINGS & FINAL MOTION; PUBLIC HEARING CLOSED

5. 87.118D (Marsh)
2445 BUCHANAN STREET, west side between Jackson and Washington Streets, Lot 3 in Assessor's Block 604 - Consideration of final language to APPROVE Building Permit Application No. 8613989 to CONVERT SIX DWELLING UNITS TO THREE DWELLING UNITS in an RH-2 (House, Two Family) district.
(Public hearing closed and Continued from Regular Meeting of March 26, 1987)

Item #87.118D cont.

1:25 - 1:28 P.M.

I.A 341 - 386

The Commission passed a motion to allow Commissioners Hemphill, Nakashima, and Rosenblatt to abstain.

APPROVED WITH CONDITIONS, MOTION #10974

VOTE: 3-1

VOTING NO: COMMISSIONER BIERMAN

ABSTAINED: COMMISSIONER HEMPHILL, NAKASHIMA AND ROSENBLATT

6. 83.464EC

(Badiner)

50 GUY PLACE, Lot 55 in Assessor's Block 3749 - Consideration of final language to DISAPPROVE the authorization of Conditional Use to permit SITE COVERAGE OF OVER 80 PERCENT ON A SLOPING SITE in an M-1 (Light Industrial) District, in the Rincon Hill Special Use District, Commercial Industrial Subdistrict, in an 84-R Height and Bulk District.

(Public Hearing Closed and Continued from Regular Meeting of March 26, 1987)

1:28 - 1:32 P.M.

I.A.388 - 411

The Commission passed a motion to allow Commissioner Allen to abstain.

DISAPPROVED, MOTION #10975

VOTE: 6-0

ABSTAINED: COMMISSIONER ALLEN

F. REGULAR CALENDAR

7. 85.533ZT

(Bateson)

MID MARKET AREA, generally bounded on the west by Ninth Street, on the east by Fifth Street, on the north by Market Street, and on the South by Mission and Natoma Streets, - Consideration of permanent controls including amendments to the Zoning Map and City Planning Code text to reclassify the height and bulk districts for portions of Assessor's Blocks 3701, 3702, 3703, 3704 and 3725 located therein from 90-X, 120-X, 120-F, 150-S, 160-F, 180-S and 240-S to 65-X - 105-E, 90-X, 90-X - 120-F and 90-X - 150-F; and amending the text of the City Planning Code by adding Sections 263.11 and 296 to provide for exceptions to the base height limits in the Mid-Market area and for height restrictions on structures shading United Nations Plaza.

(Public Hearing Closed and Continued from March 26, 1987)

CONTINUED TO MAY 7, 1987

VOTE: 7-0

8. 87.144R

(Marsh/Williams)

Review for conformity with the Master Plan of a proposed amendment to the Redevelopment Plan for the Rutchertown (India Basin Industrial Park) area regarding retail and business services permitted in the project area.

1:32 - 1:34 P.M.

I.A.440 - 454

No public testimony received.

APPROVED, RESOLUTION #10976

VOTE: 7-0

9. 86.720C (Marsh)
873-875 SUTTER STREET, south side between Leavenworth and Jones Streets, Lot 17 within Assessor's Block 299 - Request for authorization of Conditional Use to permit Commercial Use in an RC-4 (Residential - Commercial Combined, High Density) district.

1:34 - 1:35 P.M.

I.A.455 - 492

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #10977

VOTE: 7-0

10. 86.495D (Nixon)
144 CORTLAND AVENUE, through lot to Santa Marina Street, south side between Prospect Avenue and Elsie Street, Lot 5 in Assessor's Block 5675 - Discretionary Review of Building Permit Application No. 8610446 to construct a two family structure in an RH-2 (House, Two Family) district, after demolition of a fire damaged single-family structure.
(Continued from Regular Meeting of March 19, 1987)

CONTINUED TO APRIL 23, 1987

VOTE: 7-0

11. 87.51C (Green)
1388 SUTTER STREET, north side between Franklin Street and Van Ness Avenue, Lot 9 in Assessor's Block 671 - Request for authorization of Conditional Use to permit installation of an ICE CREAM AND CANDY FOOD SERVICE ESTABLISHMENT defined by Section 790.122 of the City Planning Code as a TAKE-OUT FOOD ACTIVITY in a C-2 (Community Business) District within an interim NC-3 (Moderate-Scale) Neighborhood Commercial District. The proposal is to establish an Ice Cream & Candy store at ground level of an existing 18 story office building with take-out service only in approximately 433 square feet of floor area.
(Continued from Regular Meeting of March 26, 1987)

1:35 - 1:37 P.M.

I.A.493 - 505

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #10978

VOTE: 7-0

12. 86.361EC (Green)
2201 VICENTE STREET, southwest corner of Vicente Street and 33rd Avenue, Lot 16 in Assessor's Block 2463A - Request for authorization of Conditional Use to permit DEVELOPMENT OF A LOT OVER 5,000 SQUARE FEET in a C-1 (Neighborhood Shopping) District within an interim NC-1 (Neighborhood Commercial Cluster) District. The proposal is to construct a new building containing 3,764 square feet of ground floor commercial area, two stories of residential units with five (5) dwellings on each floor and basement with ten (10) parking spaces on a 8,600 square feet lot.
(Continued from Regular Meeting of March 26, 1987)

1:38 - 1:45 P.M.

I.A.506 - 600

Speakers: 1. James O'Connor (con). 2. Bruce Bauman - project sponsor representative.

APPROVED WITH CONDITIONS, MOTION #10979

VOTE: 7-0

13. 87.15SC (Hood)
1506 - 47TH AVENUE, southeast corner of 47th Avenue and Kirkham Street, Lot 25 in Assessor's Block 892 - Request for authorization of Conditional Use to subdivide a lot to create one or more lots of lesser width, with each lot containing only a one family dwelling and having a lot area of not less than 1,500 square feet in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of March 26, 1987)

1:45 - 1:50 P.M.

I.A.610-683

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #10980

VOTE: 7-0

14. 86.704C (McDonald)
1754 FILBERT STREET, north side between Octavia and Gough Streets, Lot 11 in Assessor's Block 520 - Request for authorization of Conditional Use to permit construction of FOUR DWELLING UNITS ON A LOT HAVING 4,125 SQUARE FEET OF AREA in an RH-3 (House, Three-Family) district and a 40-X Height and Bulk district classification.

CONTINUED TO APRIL 23, 1987

VOTE: 7-0

The Commission took a recess from 1:50 to 2:40 P.M.2:30 P.M.

ITEMS #15-18 WILL BE HEARD IN THE CHAMBERS OF THE BOARD OF SUPERVISORS, STARTING AT 2:30 P.M.

15. 85.693Z (Skiffer)
City-owned property over and adjacent to the Broadway Tunnel Right-of-way, west side of Mason Street, Lot 42 in Assessor's Block 158 (PINEVIEW) - Request to RECLASSIFY the property, rectangular in shape, 76.5 feet by 160 feet, from an RM-2 (Mixed Residential, Moderate Density) district to an RM-4 (Mixed Residential, High Density) district.

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

2:40 - 6:50 P.M.

I.A.695 - III.A.392

Items 15-18 were heard together. Speakers: 1. Dr. Rolland Lowe - International Hotel Citizens Advisory Committee (pro). 2. Ed Illumin - Human Rights Commission (pro). 3. Rose Chin - Broadway Tunnel Park Committee (con). 4. Christopher Grubbs - Broadway Tunnel Park Committee (con). 5. Carol Ann Rogers - Broadway Tunnel Committee (con). 6. Joe Lem - Broadway Tunnel Park Committee (con). 7. Dan Hiller - Broadway Tunnel Park Committee (con). 8. Calvin Li - Broadway Tunnel Park Committee (con). 9. Steve Kendrick - Broadway Tunnel Park Committee (con). 10. Martin Eng (con). 11. Sue Willis - Catholic Committee for the Aqing (pro). 12. George Lucas -

Item #85.693Z cont.

Russian Hill Neighbors (con). 13. Frank Burrows (con). 14. Nielsen Rogers for Mr. & Mrs. Al Schlesinger (con). 15. Henry Der - Chinese for Affirmative Action (pro). 16. Joe O'Donohue - Residential Builders Assoc. (pro). 17. Steve Graham - Coalition of Agencies Serving the Elderly (pro). 18. George Davis - Bayview Multipurpose Senior Center (pro). 19. Cynthia Joe - Cameron House (pro). 20. Wing Jung - YWCA Apartments (pro). 21. Joe Lacey - Old St. Mary's Housing Committee (pro). 22. Roslyn Koo - Pineview Housing Corporation project sponsor. 23. Calvin Welch - Council of Community Housing Organizations (pro). 24. Sandra Hsieh - On-Lok Senior Health Services (pro). 25. Gordon Chin - Chinatown Resource Center (pro). 26. Vesta Kirby (con). 27. Porfirio Rodriguez (con). 28. Linda Wang (pro). 29. Elsie Guerrero (pro). 30. Brad Paul - San Francisco Housing and Tenants Council (pro). 31. Eileen LeBlond (pro). 32. Isaura Rodriguez (con). 33. Linda Bundy (con). 34. Harold Wong (pro). 35. Edwin Lee - Asian Law Caucus (pro). 36. Man Wai Yu - Chinatown Coalition for Better Housing (pro). 37. Maria Michel (con). 38. Clementina Garcia (con). 39. Terry Ow Wing - Better Parks and Recreation Committee (pro). 40. Maurice Miller - Asian Neighborhood Design (pro). 41. Wellie Clacon (con). 42. Sonia Lee (con). 43. Donald Kropp (con). 44. Michael Louie - Chinatown TRIP (pro). 45. George Livermore (con). 56. George Auxier (con). 47. Benson Lau (con). 48. Dennis Heare (con). 49. Alice Barkley - attorney for project sponsor. 50. Gordon Chong - project architect. 51. Steve Kendrick for Putnam Livermore (con).
APPROVED, RESOLUTION #10981 VOTE: 7-0

16. 85.693C (Skiffer)
City-owned property over and adjacent to the Broadway Tunnel Right-of-Way, west side of Mason Street, Lot 42 in Assessor's Block 158 (PINEVIEW) - Request for authorization of CONDITIONAL USE for a STRUCTURE OVER 40 FEET IN HEIGHT in a residential district (Section 253), and authorization for a COMMUNITY FACILITY (Section 209.4) as part of a 70-unit elderly housing project and multi-purpose senior service center in an RM-2 (Mixed Residential, Moderate Density) district proposed for an RM-4 (Mixed Residential, High Density) district and a 65-A Height and Bulk district.

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

2:40 - 6:50 P.M.

I.A.695 - III.A.392

Items 15-18 were heard together. See item 15 for list of speakers.

The commission added conditions regarding: 150-person limit on capacity of senior dining facility, requiring that final design be brought back to the Commission as an informational item and limiting the Conditional Use authorization to Pineview Housing Corporation only. The Commissioners also commented on the need to rework and refine the design of the project.

APPROVED WITH AMENDED CONDITIONS, MOTION #10982

VOTE: 7-0

17. 85.693V (Skiffer)
City-owned property over and adjacent to the Broadway Tunnel Right-of-Way, west side of Mason Street, Lot 42 in Assessor's Block 158 (PINEVIEW) in an RM-2 (Mixed Residential, Moderate Density) district proposed for an RM-4 (Mixed Residential, High Density) district and a 65-A Height and Bulk district.

REAR YARD AND EXPOSURE ON AN OPEN AREA FOR A DWELLING UNIT VARIANCE. The proposal is to develop a 70-unit Elderly Housing project and multi-purpose senior service center. The City Planning Code would require a rear yard of 40 feet while no rear yard is proposed. Some units will have windows facing on 10 feet of open space, while the Planning Code requires that windows of at least one room of a dwelling unit face upon an open area of a public street, public alley or side yard, of at least 25 feet in width or a rear yard meeting the requirements of the Code.

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

2:40 - 6:50 P.M.

I.A.695 - III.A.392

Items 15-18 were heard together. See item 15 for list of speakers.

PUBLIC HEARING CLOSED BY ZONING ADMINISTRATOR.

18. 85.693R (Skiffer)
BROADWAY TUNNEL - Review for Consistency with the Master Plan of a proposal to vacate air space over and adjacent to portions of the Broadway Tunnel, west side of Mason Street, Lot 42 in Assessor's Block 158, to accommodate the proposed Pineview Elderly Housing project.

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Items 15-18 were heard together. See item 15 for list of speakers.

PROJECT FOUND IN CONFORMITY WITH THE MASTER PLAN

VOTE: 7-0

Adjournment

AT 6:50 P.M.

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REGULAR MEETING
THURSDAY
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ROOM 282, CITY HALL
12:00 NOON

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B.479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

12:00 NOON

In attendance on Field Trip: Commissioners Allen, Bierman, Hemphill, Rosenblatt and Wright.

Field Trip - To view the site of 2051 Market Street (Case No. 87.40C)

COMPLETED.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 1:43 P.M.

PRESENT: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, Rosenblatt and Wright.

Staff in attendance included: Milton Edelin - Deputy Director of Planning, Robert Passmore - Zoning Administrator, Susana Montana, Gerald Green, David Hood, Clinton Loftman, Jim Miller and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

1. 85.237ETZ (Montana)
Status Report on South of Market Zoning Ordinance, South of Market Plan and Environmental Evaluation of both. Pursuant to Section 306.7(i) of the City Planning Code, staff will make an informational presentation on the status of the planning study, including environmental evaluation, the findings and recommendations to date, and the estimated time of completion of the South of Market Zoning study and proposed permanent legislation.

1:45 - 1:48 P.M.

I.A.061 - 106

Presentation given. No public testimony received. No Action Required.

B. COMMISSIONERS' QUESTIONS & MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

2. 87.148C (Miller)
1130 NORIEGA STREET, north side between 18th and 19th Avenue, Lot 14 in Assessor's Block 2031 - Request for authorization of Conditional Use for a RELIGIOUS FACILITY (Chinese Gospel Church) in an RH-1 (House, One-Family) district.
(Proposed for continuation to April 16, 1987)

CONTINUED TO APRIL 16, 1987

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL & KARASICK

3. 86.708C (Miller)
3006 - 26th STREET, northwest corner at Florida Street, Lot 17 in Assessor's Block 4272 - Request for authorization of Conditional Use for an increase in size from 11 to 18 RESIDENTS IN A RESIDENTIAL CARE FACILITY in an RH-2 (House, Two-Family) district.
(Proposed for continuation to April 16, 1987)

CONTINUED TO APRIL 16, 1987

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL & KARASICK

4. 86.673ED (Loftman)
200-14 ROOSEVELT WAY, between Park Hill and Masonic Avenues, Lots 15, 16, 17, and 18 in Assessor's Block 2607 - Appeal of Preliminary Negative Declaration for the proposed construction of four, four-story, two-unit residential buildings with parking for a total of 8 vehicles.
(Continued from Regular Meeting of April 2, 1987)
(Proposed for continuation to April 16, 1987)

CONTINUED TO APRIL 16, 1987

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL & KARASICK

E. CONSENT CALENDAR

5. 87.154C (Green)
86 CARL STREET, northeast corner of Carl and Cole Streets, Lot 26 in Assessor's Block 1268 - Request for authorization of Conditional Use to permit the addition of FAST FOOD SERVICE RESTAURANT (known as GOVINDAS) in a RC-1 (Residential Commercial Combined) district within an interim NC-1 (Neighborhood Commercial Cluster) district. The proposal is to add a juice bar with six (6) stools and to alter the food preparation area in approximately 780 square feet of floor area. This application has been placed on the Consent Calendar with a recommendation for approval as proposed in the application. The Conditions of Approval made a part of this Application are available for inspection at the Department of City Planning.

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #10983

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL & KARASICK

F. REGULAR CALENDAR

6. 87.80C (Green)
3221 FILLMORE STREET, west side between Moulton and Green Street, Lot 5 in Assessor's Block 510 - Request for authorization of Conditional Use to permit conversion of an existing FULL-SERVICE RESTAURANT to a FAST-FOOD AND TAKE-OUT FOOD SERVICE ESTABLISHMENT as defined by Sections 790.90 and 790.122 of the Planning Code in a C-2 (Community Business) District within an interim Union Street Neighborhood Commercial District. The proposal is to convert the existing restaurant to a bakery with on-site consumption for up to 26 persons and take-out in approximately 800 square feet of floor area.

1:48 - 1:50 P.M.

I.A.113 - 170

APPROVED WITH CONDITIONS, MOTION #10984

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

7. 87.93C (Green)
1850 POLK STREET, southeast corner of Polk and Jackson Streets, Lot 17 in Assessor's Block 597 - Request for authorization of Conditional Use to permit installation of a FINANCIAL SERVICE COMMERCIAL ACTIVITY in a C-2 (Community Business) district within an interim Polk Street Neighborhood Commercial district. The proposal is to relocate the existing Coast Savings and Loan from 2164 Polk Street to the ground floor of 1850 Polk Street in approximately 1,900 square feet of floor area.

CONTINUED INDEFINITELY

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL & KARASICK

8. 86.331E (Loftman)
2165-71 LOMBARD STREET, south side near Steiner Street, Lots 26 and 28 in Assessor's Block 510 - Appeal of Preliminary Negative Declaration on the proposed demolition of a restaurant and parking lot and the construction of a four-story hotel containing about 23,400 gross square feet and 48 rooms and including a 2500 gross square foot restaurant and parking for 29 vehicles.
(Continued from Regular Meeting of March 26, 1987)
- 2:10 - 2:18 P.M. I.A.477 - 580
Speaker: Thomas Duncan, appellant.
DENIED APPEAL/SUSTAINED NEGATIVE DECLARATION, MOTION #10986
VOTE: 7-0
9. 86.331CE (Green)
2165-71 LOMBARD STREET, south side between Steiner and Fillmore Streets, Lots 26 & 28 in Assessor's Block 510 - Request for authorization of Conditional Use to permit a TOURIST HOTEL in a C-2 (Community Business) District within an interim NC-3 (Moderate-Scale Neighborhood Commercial) District. The proposal is to construct a three (3) story over lobby/garage and basement, 48 room tourist hotel with restaurant on a site now occupied by a restaurant and parking lot. The basement will be below the street level and contain a total of 20 parking spaces. The total floor area of this hotel including restaurant and lobby is 22,780 square feet.
(Continued from Regular Meeting of March 26, 1987)
- 2:18 - 2:35 P.M. I.A.581 - 808
Speaker: Ron Tom - project architect.
PASSED MOTION OF INTENT TO APPROVE WITH CONDITIONS VOTE: 5-2
VOTING NO: COMMISSIONERS BIERMAN AND NAKASHIMA
10. 87.40C (Hood)
2051 MARKET STREET, south side between 14th Street and Dolores Street, Lots 14 and 15 in Assessor's Block 3535 - Request for authorization of Conditional Use to CONVERT A SECOND-STORY DWELLING UNIT to commercial use in a C-2 (Community Business) district and an Interim NC-3 (Moderate-Scale Neighborhood Commercial) district.
(Continued from Regular Meeting of March 26, 1987)
- 1:50 - 2:05 P.M. I.A.185 - 448
Speakers: Maria Pracher - project sponsor representative. 2. Jay Tobin - project sponsor.
APPROVED WITH CONDITIONS, MOTION #10985 VOTE: 7-0
11. 87.33D (Miller)
1750 GRANT AVENUE, east side between Greenwich and Lombard Streets, Lots 91 through 94 in Assessor's Block 78 - Consideration of request for Discretionary Review of Building Permit Application No. 8609524 for the installation of a PARABOLIC DISH ANTENNA (for television reception) in an RH-3 (House, Three-Family) district.

Item #87.33D cont.

2:35 - 2:37 P.M.

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

I.A.809 - 821

VOTE: 7-0

12. 87.33D

(Miller)

1750 GRANT AVENUE, east side between Greenwich and Lombard Streets, Lots 91 through 94 in Assessor's Block 78 - Discretionary Review of Building Permit Application No. 8609524, as described above.

2:37 - 3:05 P.M.

I.A.822 - I.B.358

Speakers: 1. Sharon Seto - project applicant. 2. Peter Carlisle - Cort Communications (pro). 3. Maud Hallin (con). 4. Greg Jones - Telegraph Hill dwellers (con). 5. Tom Deely (con). 6. Charles Page (con). 7. Lowell Groves (con). 8. Patricia Carson (con).

DISAPPROVED, MOTION #10987

VOTE: 7-0

13. 85.457D

(Miller)

678 GREENWICH STREET, north side between Stockton and Powell Streets, Lot 16 in Assessor's Block 76 - Consideration of request for Discretionary Review of Building Permit Application No. 8505955 for the INSTALLATION OF A ROOFTOP PARABOLIC DISH ANTENNA (for television reception) in an RM-2 (Mixed Residential, Moderate Density) district.

3:03 - 3:05 P.M.

I.B.359 - 363

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 7-0

14. 85.457D

(Miller)

678 GREENWICH STREET, north side between Stockton and Powell Streets, Lot 16 in Assessor's Block 76 - Discretionary Review of Building Permit Application No. 8505955, as described above.

3:05 - 3:10 P.M.

I.B.364 - 455

Speakers: 1. Lavton Duffy - property owner (con). 2. Tom Deely (con).

DISAPPROVED, MOTION #10988

VOTE: 7-0

Adjournment

AT 3:10 P.M.

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OF THE
— SAN FRANCISCO
— CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
— APRIL 16, 1987
ROOM 282, CITY HALL
1:30 P.M.

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B.479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Allen, Bierman, Birrer, Hemphill, Nakashima, Rosenblatt and Wright.

ABSENT: COMMISSIONER NOTHENBERG

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 1:42 P.M.

Staff in attendance included: Dean Macris - Director of Planning, George Williams - Assistant Director for Plans and Programs, Robert Passmore - Zoning Administrator, Jonathan Hussey, Glenda Skiffer, Jim Miller, Vincent Marsh, Ivan Christie, Andreas Merkl, Jonathan Malone and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

Mr. Passmore reported on the Department's progress in processing Conditional Use cases in the Neighborhood Commercial districts. One of the Department's MBO (Management By Objective) goal is to complete work on such cases within 60 days of receipt of application. of the 17 cases filed since January, the Department expects to complete processing 85% of them within 60 days.

Mr. Macris also reported on the relocation of the Department's plan checking staff to work together with Department of Public Works staff on the 1st floor at 450 McAllister Street.

1. 87.175E2T (Hussey)
BERNAL HEIGHTS EAST SLOPE AREA, generally bounded on the north by Rutledge Street, on the East by Holladay Street, on the South by Esmeralda Street and on the West by Franconia Street - Consideration of a Resolution of INTENT TO INITIATE PERMANENT CONTROLS amending the City Planning Code by adding Section 249.6 and amending the Zoning Map to create a Bernal Heights East Slope Special Use District and establishing criteria for new construction therein.

No public testimony received.

APPROVED RESOLUTION #10989

VOTE: 6-0

ABSENT: COMMISSIONER NOTHENBERG

2. 86.405E2T (Skiffer)
16TH AND VALENCIA AFFORDABLE HOUSING SPECIAL USE DISTRICT, 483-489 Valencia Street, northeast corner at 16th Street, Lot 16 in Assessor's Block 3554 - Consideration of Resolution of INTENT TO INITIATE AN AFFORDABLE HOUSING SPECIAL USE DISTRICT which include amendments to the Zoning Map and text of the City Planning Code, in order to allow for density bonuses in a residential development with low and moderate income units pursuant to Government Code Section 65915.

No public testimony received.

APPROVED RESOLUTION #10990

VOTE: 6-0

ABSENT: COMMISSIONER NOTHENBERG

3. 87.204T (Miller)
Consideration of Resolution of INTENT TO INITIATE INTERIM ZONING CONTROLS for ROOFTOP PARABOLIC DISH ANTENNAE, as regulated in Section 260(b)2(I) of the City Planning Code, in residential zoning districts and Consideration of Motion to establish a policy of Discretionary Review on all building permit applications for such antennae.

No public testimony received.

INTENT TO INITIATE INTERIM CONTROLS APPROVED, RESOLUTION #10991

VOTE: 6-0

ABSENT: COMMISSIONER NOTHENBERG

DISCRETIONARY REVIEW POLICY APPROVED, MOTION #10992

VOTE: 6-0

ABSENT: COMMISSIONER NOTHENBERG

B. COMMISSIONERS' QUESTIONS & MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

4. 86.673ED (Loftman)
200-14 ROOSEVELT WAY, between Park Hill and Masonic Avenues, Lots 15, 16, 17, and 18 in Assessor's Block 2607 - Appeal of Preliminary Negative Declaration for the proposed construction of four,

Item #86.673ED cont.

four-story, two-unit residential buildings with parking for a total of 8 vehicles.

(Continued from Regular Meeting of April 9, 1987)

(Proposed for continuation to April 23, 1987)

CONTINUED TO APRIL 23, 1987

VOTE: 6-0

ABSENT: COMMISSIONER NOTHENBERG

5. 86.616ETZM

(Jones)

NEIGHBORHOOD COMMERCIAL ZONING DISTRICTS, PERMANENT CONTROLS - MASTER PLAN AMENDMENTS, Various locations in and adjacent to all C-1 and RC-1 districts, and some C-2, CM, RC-2, RC-3, and RC-4 districts - Consideration of AMENDMENTS TO THE SAN FRANCISCO MASTER PLAN regarding neighborhood commercial districts and provision of neighborhood-serving retail and service uses in certain locations in residential districts. The proposal includes amending the Commerce and Industry Element, the Residence Element, and the Land Use Maps for the City and County of San Francisco. The proposed amendments are contained in the Neighborhood Commercial Rezoning, Proposal for Adoption, November 1986.

(Continued from Regular Meeting of February 26, 1987)

(Proposed for continuation to May 14, 1987)

CONTINUED TO MAY 14, 1987

VOTE: 6-0

ABSENT: COMMISSIONER NOTHENBERG

6. 86.616ETZM

(Jones)

NEIGHBORHOOD COMMERCIAL ZONING DISTRICTS, PERMANENT CONTROLS - ECONOMIC IMPACT ASSESSMENT REPORT, Various locations in and adjacent to all C-1 and RC-1 districts, and some C-2, CM, RC-2, RC-3, and RC-4 districts - Public hearing on the Neighborhood Commercial Rezoning, Economic Impact Assessment Report, January 1987.

(Continued from Regular Meeting of February 26, 1987)

(Proposed for continuation to May 14, 1987)

CONTINUED TO MAY 14, 1987

VOTE: 6-0

ABSENT: COMMISSIONER NOTHENBERG

7. 86.616ETZM

(Jones)

NEIGHBORHOOD COMMERCIAL ZONING DISTRICTS, PERMANENT CONTROLS, PLANNING CODE AMENDMENTS (DELETE SUNSET CLAUSE), Various locations in and adjacent to all C-1 and RC-1 districts, and some C-2, CM, RC-2, RC-3, and RC-4 districts - Consideration of PROPOSED AMENDMENT TO THE TEXT OF THE CITY PLANNING CODE TO DELETE SECTION 799.1 (SUNSET CLAUSE pertaining to Neighborhood Commercial district controls contained or referenced in Article 7) in order to continue the effect of the controls indefinitely, pursuant to Section 302(b) of the City Planning Code.

(Continued from Regular Meeting of February 26, 1987)

(Proposed for continuation to May 14, 1987)

Item #86.616ETZM cont.

CONTINUED TO MAY 14, 1987

VOTE: 6-0

ABSENT: COMMISSIONER NOTHENBERG

8. 86.593TE

(Pearl)

Consideration of text amendments to the City Planning Code which add Section 177 thereto to require owners maintaining illegal dwelling units and other commercial space to pay relocation costs and damages to tenants displaced from such space, and amendments to Article 37 of the San Francisco Administrative Code (Residential Rent Stabilization and Arbitration Ordinance) which amend Section 37.9 thereof to permit landlords to recover possession of rental units where occupancy is not permitted by permits of record and to require owners to pay relocation costs and damages to tenants displaced from such units. (Board of Supervisors File 115-86-36.1)

(Continued from Regular Meeting of March 19, 1987)

(Proposed for continuation to May 21, 1987)

CONTINUED TO MAY 21, 1987

VOTE: 6-0

ABSENT: COMMISSIONER NOTHENBERG

E. CONSIDERATION OF FINDINGS & FINAL MOTION; PUBLIC HEARING CLOSED

9. 86.331CE

(Green)

2165-71 LOMBARD STREET, south side between Steiner and Fillmore Streets, Lots 26 & 28 in Assessor's Block 510 - Consideration of final language to APPROVE the authorization of Conditional Use to permit a TOURIST HOTEL in a C-2 (Community Business) District within an interim NC-3 (Moderate-Scale Neighborhood Commercial) District. The proposal is to construct a three (3) story over lobby/garage and basement, 42 room tourist hotel with restaurant on a site now occupied by a restaurant and parking lot. The basement will be below the street level and contain a total of 29 parking spaces. The total floor area of this hotel including restaurant and lobby is 29,780 square feet.

(Public Hearing Closed and Continued from Regular Meeting of April 9, 1987)

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #10993

VOTE: 4-2

VOTING NO: COMMISSIONERS BIERMAN AND NAKASHIMA

ABSENT: COMMISSIONER NOTHENBERG

F. REGULAR CALENDAR

10. 87.174R

(Marsh)

123 RACCOON DRIVE, northwest corner of Crown Terrace, Lot 32 in Assessor's Block 2719B - Review for consistency with the Master Plan of a request for an encroachment permit to allow for a 10-inch overhang approximately 20 feet in length over Crown Terrace right-of-way and an overhang over Raccoon Drive.

Item #87.174R cont.

2:10 - 2:30 P.M.

I.A.494 - 867

Speakers: 1. Earl Robinson - project sponsor. 2. Ramona - Twin Peaks Council (con). 3. James Watson (pro). 4. Dotty Prowder (pro). 5. Robert Nelson (pro).

PASSED MOTION FINDING CONSISTENCY WITH MASTER PLAN

VOTE: 6-0

ABSENT: COMMISSIONER NOTHENBERG

11. 85.537ECR

(Christie)

3235 - 18TH STREET, 3200 - 19TH STREET, 2225 FOLSOM STREET (PG&E Service Center), Lot 1 in Assessor's Block 3591, Lots 30 and 31 in Assessor's Block 3592 - Appeal of Preliminary Negative Declaration for the proposed vacation of Treat Street between 18th and 19th Streets, and remodeling and expansion for service center consolidation involving the addition of 45,400 square feet of office use, 23,500 square feet of shops and utility space, and 237 off-street parking spaces in an enclosed 800 car, four-story garage building.

(Continued from Regular Meeting of March 19, 1987)

2:30 - 3:25 P.M.

I.A.868 - I.B.601

Speakers: 1. Georgia Brittan - San Franciscans for Reasonable Growth (appealant). 2. John Boucchard (pro appeal). 3. Leandro Soto - Arriba Juntos (con appeal). 4. Carolyn Drew Sheridan (pro appeal). 5. James Eaneman - PG&E, project sponsor. 6. Boris Dramov - project architect. 7. David Spero (pro appeal). 8. Ernest Chuck Ayala (con appeal). 9. Rita Alviar (con appeal). 10. Peggy Dorman for Juanita Del Carlos (con appeal). 11. Brian Doohan (pro appeal). 12. Bob McDonald (pro appeal).

DENIED APPEAL

SUSTAINED NEGATIVE DECLARATION, MOTION #10994

VOTE: 6-0

ABSENT: COMMISSIONER NOTHENBERG

12. 85.537RE

(Marsh)

TREAT AVENUE, between 18th and 19th Streets, adjacent to Lots 30 and 31 in Assessor's Block 3592 - Review for consistency with the Master Plan of a proposal to vacate a portion of Treat Avenue between 18th and 19th Streets as part of a Pacific Gas and Electric Company consolidation project.

(Continued from Regular Meeting of March 19, 1987)

2:30 - 3:25 P.M.

I.A.868 - I.B.601

Item No. 12 was heard together with item No. 11. See item No. 11 for speakers.

PASSED MOTION FINDING CONSISTENCY WITH MASTER PLAN

VOTE: 6-0

ABSENT: COMMISSIONER NOTHENBERG

THE COMMISSION TOOK A RECESS FROM 3:25 TO 3:35 P.M.

13. 86.529TZE (Merk1)
VAN NESS AVENUE, Area generally bounded by Van Ness Avenue, McAllister and Bay Streets, including Assessor's Blocks 475, 694, 695 and 762, and portions of Assessor's Blocks 474, 478, 479, 498, 499, 502, 503, 522, 523, 526, 527, 550, 551, 570, 571, 574, 575, 594, 595, 598, 599, 618, 619, 622, 623, 642, 643, 646, 647, 666, 667, 670, 671, 690, 691, 714, 715, 718, 719, 738, 739, 742, 743, 763, 766 and 767 - Consideration of INTERIM ZONING CONTROLS including: (1) amendments to the Zoning Map to reclassify use districts therein from C-2 (Community Business) to RC-4 (Residential - Commercial, High Density) or RC-3 (Residential - Commercial, Moderate Density) and reclassify Height and Bulk districts from 130-E and 105-D to 130-V or 80-D; (2) amendments to the City Planning Code to establish the Van Ness Avenue Special Use district; and (3) amendments to the text of the City Planning Code to impose restrictions on the use of property, demolition of residential buildings, alteration or demolition of certain architecturally significant buildings and the use of signs, and to authorize the imposition of a building setback for specified property.
(Continued from Regular Meeting of March 19, 1987)

3:35 - 5:30 P.M.

I.B.608 - II.B.456

Speakers: 1. Dorothy Dana - Nob Hill Neighbors (pro). 2. Mark Ryser - Foundation for San Francisco's Architectural Heritage. 3. Marie Cleasby - Pacific Heights Residents Association (pro). 4. Tom Cook - Bay Area Council (pro). 5. Ira Curlander - San Francisco Tomorrow. 6. Jeff Qvale - Van Ness Avenue Association (con). 7. Marie Brooks (con). 8. Lee Dolson - Downtown Association (con). 9. Greg Holzman (con). 10. Norman Rolfe - San Francisco Tomorrow. 11. Ramona - Coalition of San Francisco Neighborhoods. 12. Gigi Platt. 13. Jonathan Malone - Landmarks Preservation Advisory Board.

APPROVED, RESOLUTION #10995

VOTE: 5-1

VOTING NO: COMMISSIONER HEMPHILL

ABSENT: COMMISSIONER NOTHENBERG

14. 82.392EZTM (Merk1)
VAN NESS AVENUE, Area generally bounded by Van Ness Avenue, McAllister and Bay Streets, including Assessor's Blocks 475, 694, 695 and 762, and portions of Assessor's Blocks 474, 478, 479, 498, 499, 502, 503, 522, 523, 526, 527, 550, 551, 570, 571, 574, 575, 594, 595, 598, 599, 618, 619, 622, 623, 642, 643, 646, 647, 666, 667, 670, 671, 690, 691, 714, 715, 718, 719, 738, 739, 742, 743, 763, 766 and 767 - Consideration of PERMANENT CONTROLS including amendments to the Zoning Map and text of the City Planning Code, as described above.
(Continued from Regular Meeting of March 19, 1987)

3:35 - 5:30 P.M.

I.B.608 - II.B.459

Item No. 13 and 14 were heard together. See item No. 13 for list of speakers.

CONTINUED TO JUNE 25, 1987

VOTE: 6-0

ABSENT: COMMISSIONER NOTHENBERG

4:30 P.M.

15. 86.365L (Malone)
BLACKSTONE COURT HISTORIC DISTRICT - Acting on the recommendation of the Landmarks Preservation Advisory Board to consider 9-11, 30 and 30 1/2 Blackstone Court and the street right-of-way known as Blackstone Court, being Lots 3, 3H, and 8 in Assessor's Block 504 as a Historic District pursuant to Article 10 of the City Planning Code.

5:30 - 6:30 P.M.

II.B.460 - III.A.411

Speakers: 1. Jean Kortum - Landmarks Preservation Advisory Board (pro). 2. Lisa Spangler (pro) - read letter from Anne Bloomfield. 3. Jane Howell - Golden Gate Valley Neighborhood Association, read five letters (pro). 4. George Bavone (con). 5. Clara Giannini.

PASSED MOTION OF INTENT TO APPROVE

VOTE: 6-0

ABSENT: COMMISSIONER NOTHENBERG

16. 87.148C (Miller)
1130 NORIEGA STREET, north side between 18th and 19th Avenue, Lot 14 in Assessor's Block 2031 - Request for authorization of Conditional Use for a RELIGIOUS FACILITY (Chinese Gospel Church) in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of April 9, 1987)

6:30 - 7:15 P.M.

III.A.415 - III.B.121

Speakers: 1. Wayne Ricke - project sponsor representative. 2. Frances Twoniak (con). 3. Pat Cinquegrana (con). 4. unidentified. 5. unidentified. 6. unidentified. 7. Sylvia Syke (con). 8. Marlee (unknown) (con). 9. George Maring (con). 10. Henry Jensen (con).

CONTINUED TO APRIL 23, 1987

VOTE: 6-0

ABSENT: COMMISSIONER NOTHENBERG

17. 86.708C (Miller)
3006 - 26th STREET, northwest corner at Florida Street, Lot 17 in Assessor's Block 4272 - Request for authorization of Conditional Use for an increase in size from 11 to 18 RESIDENTS IN A RESIDENTIAL CARE FACILITY in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of April 9, 1987)

7:15 - 7:40 P.M.

III.B.167 - 558

Speakers: 1. Nelvin Johnson - project sponsor. 2. John Riggs - Department of Public Health (pro). 3. Ray Rivera - Community Mental Health Services (pro).

APPROVED WITH CONDITIONS, MOTION #10996

VOTE: 6-0

ABSENT: COMMISSIONER NOTHENBERG

Adjournment

AT 7:40 P.M.

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OF THE
— SAN FRANCISCO
= CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
= APRIL 23, 1987
ROOM 282, CITY HALL
12:00 NOON

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B.479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Allen, Hemphill, Karasick, Nakashima, Rosenblatt and Wright.

ABSENT: COMMISSIONER BIERMAN

12:00 NOON

Field Trio - To view the sites of 54 Bret Harte Terrace (case no. 87.117D) and 647 - 22nd Avenue (case no. 87.3D).

CANCELLED

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 1:35 P.M.

Staff in attendance included: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Jonathan Malone, Jim Miller, Gerald Green, David Hood, Jim Nixon and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

B. COMMISSIONERS' QUESTIONS & MATTERS

President Rosenblatt inquired about an ordinance passed by the City of Los Angeles which requires Transportation Systems Management plans of all existing businesses in the City. The Department will investigate such an ordinance.

C. PUBLIC COMMENTD. ITEMS TO BE CONTINUED

1. 87.183EC (Radiner)
840 POST STREET, 965 SUTTER STREET, a through block parcel between Hyde and Leavenworth Streets with frontage and Sutter and Post Streets; Lots 21 & 22 in Assessor's Block 300 - Request for authorization of CONDITIONAL USE and a PLANNED UNIT DEVELOPMENT for construction over 40 feet in a residential district, exceptions to the bulk limitations, to provide accessory parking in excess of 150% the parking requirement, and exceptions to the rear yard requirements in an RC-4 (Residential - Commercial, High Density) district and a 80-A Height and Bulk District. The proposed Project would result in the construction of two 80 foot high residential/commercial buildings containing up to 185 dwelling units, and up to 4,000 square feet of retail use, and parking for up to 121 automobiles.
(Proposed for continuation to April 30, 1987)

CONTINUED TO MAY 7, 1987

VOTE: 5-0

ABSENT: COMMISSIONERS BIERMAN AND HEMPHILL

2. 86.704C (McDonald)
1754 FILBERT STREET, north side between Octavia and Gough Streets, Lot 11 in Assessor's Block 520 - Request for authorization of Conditional Use to permit construction of FOUR DWELLING UNITS ON A LOT HAVING 4,125 SQUARE FEET OF AREA in an RH-3 (House, Three-Family) district and a 40-X Height and Bulk district classification.
(Continuation from Regular Meeting of April 2, 1987)
(Proposed for continuation to May 14, 1987)

CONTINUED TO MAY 14, 1987

VOTE: 5-0

ABSENT: COMMISSIONERS BIERMAN AND HEMPHILL

3. 87.142D (Green)
1700 HAIGHT STREET, northwest corner at Cole Street, Lot 7 in Assessor's Block 1229 - Consideration of request for Discretionary Review of Building Permit Application No. 8615851 for the installation of a THRIFTY'S DRUG STORE on the ground floor of a previously approved mixed use building.
(Continued from Regular Meeting of March 19, 1987)
(Proposed for continuation to May 7, 1987)

CONTINUED TO MAY 14, 1987

VOTE: 5-0

ABSENT: COMMISSIONERS BIERMAN AND HEMPHILL

4. 87.142D (Green)
1700 HAIGHT STREET, northwest corner at Cole Street, Lot 7 in Assessor's Block 1229 - Discretionary Review of Building Permit Application No. 8615851, as described above.
(Continued from Regular Meeting of March 19, 1987)
(Proposed for continuation to May 7, 1987)

Item #87.142D cont.

CONTINUED TO MAY 14, 1987

VOTE: 5-0

ABSENT: COMMISSIONERS BIERMAN AND HEMPHILL

E. CONSIDERATION OF FINAL RESOLUTION: PUBLIC HEARING CLOSED

5. 86.365L (Malone)
BLACKSTONE COURT HISTORIC DISTRICT - Consideration of final language to APPROVE the recommendation of the Landmarks Preservation Advisory Board to consider 9-11, 30 and 30 1/2 Blackstone Court and the street right-of-way known as Blackstone Court, being Lots 3, 3H, and 8 in Assessor's Block 504 as a Historic District pursuant to Article 10 of the City Planning Code.
(Public Hearing Closed and Continued from Regular Meeting of April 16, 1987)

The Commission unanimously passed a motion allowing Commissioner Karasick to abstain. The Historic District was APPROVED by RESOLUTION #10997

VOTE: 4-0

ABSTAINED: COMMISSIONER KARASICK

ABSENT: COMMISSIONERS BIERMAN AND HEMPHILL

F. CONSENT CALENDAR

6. 86.480ECC (McDonald)
3333 MISSION STREET, east side between Fair and Virginia Avenues, Lot 23 in Assessor's Block 5615 - Request for authorization to AMEND A PREVIOUSLY GRANTED CONDITIONAL USE (Case No. 84.351EC) to allow a modification in the hours permitted for retail deliveries on that portion of the subject lot lying within an NC-2 (Small-Scale, Neighborhood Commercial) district and a 40-X height and bulk district designation. This application has been placed on the Consent Calendar with a recommendation for approval as proposed in the application. The Conditions of Approval made a part of this Application are available for inspection at the Department of City Planning.

No public testimony received.

APPROVED, MOTION #10998

VOTE: 5-0

ABSENT: COMMISSIONERS BIERMAN AND HEMPHILL

F. REGULAR CALENDAR

7. 87.148C (Miller)
1130 NORIEGA STREET, north side between 18th and 19th Avenue, Lot 14 in Assessor's Block 2031 - Request for authorization of Conditional Use for a RELIGIOUS FACILITY (Chinese Gospel Church) in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of April 16, 1987)

Item #87.148C cont.

2:00 - 2:30 P.M.

I.A.141 - 751

Speakers: 1. Wayne Rieke - project sponsor representative. 2. Frances Tywoniak (con). 3. Tom Connolly (con). 4. Arthur Goodway - Sunset Parkside Education Action Committee (con). 5. Patsy Cinquegrana (con). 6. George Marino (con). 7. Shawn Ho (pro). 8. Rev. Paul Chang (pro).

PASSED MOTION OF INTENT TO DISAPPROVE; FINAL LANGUAGE TO BE CONSIDERED APRIL 30, 1987

VOTE: 5-1

VOTING NO: COMMISSIONER KARASICK

ABSENT: COMMISSIONER BIERMAN

8. 87.131C

(Green)

2100 FILLMORE STREET, northeast corner of California and Fillmore Streets, Lot 18A in Assessor's Block 636 - Request for authorization of Conditional Use to permit installation of an Automatic Teller Machine (ATM) WALK-UP FACILITY with less than the required three (3) foot setback within the Upper Fillmore Neighborhood Commercial District. The proposal is to install a third ATM at the location of an existing window on the Fillmore Street side without providing the required 3 foot setback.

2:30 - 2:45 P.M.

I.A.752 - 882

Speakers: 1. Rod Gans - project architect. 2. Rosabella Safonte - project sponsor (Wells Fargo Bank branch manager).

DISAPPROVED, MOTION #10999

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

9. 87.124C

(Green)

2284 MARKET STREET, west side approximately 40 feet north of intersection of Noe and Market Streets, Lot 13 in Assessor's Block 3560 - Request for authorization of Conditional Use to permit installation of a FROZEN DESSERTS FOOD SERVICE ESTABLISHMENT defined by Section 790.90 of the Planning Code as a SMALL FAST FOOD RESTAURANT and Section 790.122 as a TAKE-OUT RESTAURANT within the Upper Market Street Neighborhood Commercial District. The proposal is to establish a frozen dessert operation serving food for consumption on and off the premises in approximately 1,480 square feet of floor area.

2:45 - 3:05 P.M.

I.A.883 - I.B.390

Speakers: 1. Mark Lutz - project sponsor. 2. Rob Pryors (pro). 3. Edna Jeffrey (pro). 4. Dale Letsky - United Way (pro).

PASSED MOTION OF INTENT TO APPROVE; FINAL LANGUAGE ON APRIL 30, 1987.

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

10. 86.673ED

(Loftman)

200-14 ROOSEVELT WAY, between Park Hill and Masonic Avenues, Lots 15, 16, 17, and 18 in Assessor's Block 2607 - Appeal of Preliminary Negative Declaration for the proposed construction of four, four-story, two-unit residential buildings with parking for a total of 8 vehicles.

(Continued from Regular Meeting of April 16, 1987)

April 23, 1987

Item #86.673ED cont.

WITHDRAWN. NO ACTION REQUIRED.

11. 86.110EZ

(Hood)

2627 LOMBARD STREET, south side between Baker and Broderick Streets, Lots 1, 36 and 37 in Assessor's Block 939 - Consideration of request to RECLASSIFY property from an RH-2 (House, Two-Family) district to an NC-3 (Moderate-Scale Neighborhood Commercial) district.

3:05 - 3:35 P.M.

I.B.392 - 794

Speakers: 1. George Doubleday - project applicant. 2. Eugene Winslow (con).

CONTINUED TO MAY 7, 1987

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

12. 87.130A

(J. Malone)

398 EDDY STREET, the Cadillac Hotel, Designated Landmark number 176, Lot 12 in Assessor's Block 333 - Acting on the recommendation of disapproval of the Landmarks Preservation Advisory Board for a Certificate of Appropriateness for an exterior sign.

No public testimony received.

CONTINUED TO MAY 14, 1987

VOTE: 5-0

ABSENT: COMMISSIONERS BIERMAN AND HEMPHILL

13. 87.3D

(Nixon)

647 - 22ND AVENUE, west side between Balboa and Cabrillo Street, Lot 9 in Assessor's Block 1622 - Consideration of request for Discretionary Review of Building Permit Application No. 8616107 proposing to construct a two family, two-story over garage structure after demolition of a vacant single family structure.

3:50 - 5:25 P.M.

I.A.804 - II.B.426

Speakers: 1. Bob Clark - (pro DR). 2. Takao Shirakura - DR requestor. 3. John Bardis (pro DR). 4. Bill McGuire (pro DR). 5. George Iwao (pro DR). 6. Rusty Cramer (pro DR). 7. Frances Talmany (pro DR). 8. Fred Friedman (pro DR). 9. Jonathan Bulkley (pro DR). 10. Maureen O'Rourke - Planning Association for the Richmond (pro DR). 11. Joe O'Donohue - Residential Builders Association (con DR). 12. Bruce Bauman - project sponsor representative. 13. Jake McGoldrick (pro DR). 14. Ron Tom - Residential Builders Assoc. (con DR).

CONTINUED TO MAY 7, 1987

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

14. 87.3D

(Nixon)

647 - 22ND AVENUE, west side between Balboa and Cabrillo Street, Lot 9 in Assessor's Block 1622 - Discretionary Review of Building Permit Application No. 8616107, as described above.

CONTINUED TO MAY 7, 1987

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

4:00 P.M.

15. 86.495D (Nixon)
144 CORTLAND AVENUE, through lot to Santa Marina Street, south side between Prospect Avenue and Elsie Street, Lot 5 in Assessor's Block 5675 - Discretionary Review of Building Permit Application No. 8610446 to construct a two family structure in an RH-2 (House, Two Family) district, after demolition of a fire damaged single-family structure.
(Continued from Regular Meeting of April 2, 1987)

5:30 - 5:50 P.M.

II.B.442 - 740

Speakers: 1. Tim Molinari - (con). 2. Pedro Rivera - project sponsor.

APPROVED WITH CONDITIONS, MOTION #11000

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

16. 87.117D (Nixon)
54 BRET HARTE TERRACE, north side of cul-de-sac on block bounded by Jones, Francisco, Leavenworth and Bay Streets and Columbus Avenue, Lot 15 in Assessor's Block 44 - Consideration of request for Discretionary Review of Building Permit Application No. 8701108 to construct a three-family structure in an RH-3 (House, Three Family) district, after demolition of a vacant single family structure.

5:50 - 6:25 P.M.

II.B.741 - III.A.363

Speakers: 1. Judith Miles - project sponsor's attorney. 2. John Crosby (pro DR). 3. Jim Lew (pro DR). 4. Geraldine Witkin - DR requestor. 5. William Turner - project sponsor. 6. John Sander - project sponsor's attorney.

PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

17. 87.117D (Nixon)
54 BRET HARTE TERRACE, north side of cul-de-sac on block bounded by Jones, Francisco, Leavenworth and Bay Streets and Columbus Avenue, Lot 15 in Assessor's Block 44 - Discretionary Review of Building Permit Application No. 8701108, as described above.

DUE TO ACTION ON ITEM #16, NO ACTION IS REQUIRED ON THIS ITEM.

Adjournment

AT 6:25 P.M.

SF
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#21
4/30/87

S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
APRIL 30, 1987
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

MAY 7 1987

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NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B.479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, and Wright

ABSENT: COMMISSIONER ROSENBLATT.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY VICE PRESIDENT NAKASHIMA AT 1:43 P.M.

Staff in attendance included: George Williams - Assistant Director for Plans and Programs, Robert Passmore - Zoning Administrator, Eva Liebermann, Lilia Medina, Rebecca Kohlstrand, Gerald Green, Joseph Fitzpatrick and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

1. Informational presentation of the Findings of the Northern Waterfront Study by the Department of City Planning.

1:47 - 2:35 P.M.

I.A.058 - 800

Staff presentation given on urban design, land use, open space and transportation issues in the Northern Waterfront area. No public testimony was received.

NO ACTION REQUIRED.

B. COMMISSIONERS' QUESTIONS & MATTERS

C. PUBLIC COMMENT

D. CONSIDERATION OF FINAL MOTION; PUBLIC HEARING CLOSED

2. 87.148C (Miller)
1130 NORIEGA STREET, north side between 18th and 19th Avenue, Lot 14 in Assessor's Block 2031 - Consideration of final language to DISAPPROVE the authorization of Conditional Use for a RELIGIOUS FACILITY (Chinese Gospel Church) in an RH-1 (House, One-Family) district.
(Public Hearing Closed and Continued from Regular Meeting of April 23, 1987)

No public testimony received.

The Commission passed a motion to allow Commissioner Bierman to abstain.

DISAPPROVED MOTION #11001

VOTE: 3-1

VOTING NO: COMMISSIONER KARASICK

ABSTAINED: COMMISSIONER BIERMAN

ABSENT: COMMISSIONERS HEMPHILL AND ROSENBLATT

3. 87.124C (Green)
2284 MARKET STREET, west side approximately 40 feet north of intersection of Noe and Market Streets, Lot 13 in Assessor's Block 3560 - Consideration of final language to APPROVE the authorization of Conditional Use to permit installation of a FROZEN DESSERTS FOOD SERVICE ESTABLISHMENT defined by Section 790.90 of the Planning Code as a SMALL FAST FOOD RESTAURANT and Section 790.122 as a TAKE-OUT RESTAURANT within the Upper Market Street Neighborhood Commercial District. The proposal is to establish a frozen dessert operation serving food for consumption on and off the premises in approximately 1,480 square feet of floor area.
(Public Hearing Closed and Continued from Regular Meeting of April 23, 1987)

No public testimony received.

The Commissioner passed a motion to allow Commissioner Bierman to abstain.

APPROVED WITH CONDITIONS, MOTION #11002

VOTE: 4-0

ABSTAINED: COMMISSIONER BIERMAN

ABSENT: COMMISSIONERS HEMPHILL AND ROSENBLATT

2:30 P.M.

E. REGULAR CALENDAR

4. 86.293EC (Green)
4351 GEARY BOULEVARD, southeast corner at 8th Avenue, Lot 45 in Assessor's Block 1537 - Request for authorization of Conditional Use to alter project previously approved as set forth in City Planning Commission Motion No. 10755 in an NC-3 (Moderate-Scale Neighborhood Commercial) district. The previous project as per Conditional Use Application No. 84.88EC was a four-story mixed use building with commercial space (10,900 gross square feet at ground floor and 3,900 square feet on the second story), seventeen (17) dwelling units on the second, third, and fourth stories, and 55 parking spaces on two

Item #86.293EC cont.

underground levels. The current request is to eliminate three (3) second story dwellings and expand the second story commercial to utilize the entire floor. The modified project (if approved by the Planning Commission) would result in a total of fourteen (14) dwelling units on the 3rd and 4th stories and 18,200 square feet of commercial space on two floors. The amount of parking would remain the same.

2:35 - 2:40 P.M.

I.A.806 - 858

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11003

VOTE: 6-0

ABSENT: COMMISSIONER ROSENBLATT

5. 86.693EC

(Green)

5101 MISSION STREET, southwest corner at Amazon Street, Lot 19 in Assessor's Block 6410 - Request for authorization of Conditional Use to permit construction on a lot over 10,000 square feet in size in an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to construct a three (3) story mixed use building with 5,124 gross square feet of ground floor commercial space, 16 ground floor residential parking spaces, and 16 dwelling units on two floors above. The project also involves a request for variance to reduce the required rear yard.

2:40 - 2:55 P.M.

I.A.859 - I.B.172

Speaker: Ron Tom - project sponsor

APPROVED WITH CONDITIONS, MOTION #11004

VOTE: 6-0

ABSENT: COMMISSIONER ROSENBLATT

6. 86.693V

(Green)

5101 MISSION STREET, southwest corner of Amazon Street, Lot 19 in Assessor's Block 6410 - Request for a REAR YARD AND USABLE OPEN SPACE VARIANCE for the construction of a three (3)-story mixed use "L" shaped building consisting of ground floor commercial, 16 ground floor residential parking spaces, and 16 dwelling units on two floors above located entirely within the required rear yard, and 1,448 square feet of required usable open space, located in an NC-3 (Moderate Scale Neighborhood Commercial) district.

2:40 - 2:55 P.M.

I.A.859 - I.B.172

Items #5 and #6 were heard together. See item #5 for speaker.

PUBLIC HEARING CLOSED BY ZONING ADMINISTRATOR.

7. 87.27D

(Green)

2786 CALIFORNIA STREET, north side between Scott and Divisadero Streets, Lot 13 in Assessor's Block 1026 - Consideration of request for Discretionary Review of Building Permit Application No. 8609008 for tenant improvements resulting in the installation of a full-service restaurant on the ground floor of an existing two-story building.

Item #87.27D cont.

I.B.175 - 190

WITHDRAWN. NO ACTION REQUIRED.

8. 87.27D (Green)
2786 CALIFORNIA STREET, north side between Scott and Divisadero Streets, Lot 13 in Assessor's Block 1026 - Discretionary Review of Building Permit Application No. 8609008, as described above.

WITHDRAWN. NO ACTION REQUIRED.

9. 85.244ECB (Bateson)
1199 BUSH STREET (ST. FRANCIS MEDICAL CENTER), southeast corner at Hyde Street, Lot 31 in Assessor's Block 280 - Request for authorization of office development under Section 322 of the Planning Code (Office Development: Annual Limit) for 46,645 gross square feet (gsf) of medical office space in an 80-foot tall, 6-story MEDICAL OFFICE BUILDING, containing, in addition to the medical office space, 14,830 gsf of laboratory and clinic space, 1900 gsf of retail space, a 250 gsf lobby, 1250 sq. ft. of open space and 29,535 gsf of parking located on three subsurface levels with 166 valet parking spaces and 2 van-loading spaces, located in an RC-4 (Residential-Commercial Combined, High Density) district and 80-A Height and Bulk district.

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

3:00 - 4:30 P.M.

I.B.307 - II.A.494

Speakers: 1. Harry O'Brien - project sponsor representative. 2. John Williams - president of St. Francis Memorial Hospital. 3. Jeffrey Heller - project architect. 4. Mel Fleetwood (pro). 5. Mary Elizabeth Adiego (pro). 6. Mildred King for Rabbi Joseph Friedman (pro). 7. Helen Lonson (pro). 8. Alice Rosarrie (pro). 9. June Montaque (pro). 10. Dora C. Neuendorf (pro). 11. Linda Chapman - Nob Hill Neighbors (con). 12. Richard Grabsky for Rochelle Kingsland (con). 13. Margaret Verges (con). 14. Fred Wagner - Anza Vista Civic Improvement Assoc. (con). 15. Norman Rolfe (con). 16. Ferris On (con). 17. Keith Kaiser - Coalition of San Francisco Neighborhoods (con).

PASSED MOTION TO CLOSED PUBLIC HEARING AND CONTINUE TO MAY 7, 1987

VOTE: 6-0

ABSENT: COMMISSIONER ROSENBLATT

10. 85.244ECB (Fitzpatrick)
1199 RUSH STREET, southeast corner at Hyde Street, Lot 31 in Assessor's Block 280 and 1234 PINE STREET, north side between Hyde and Leavenworth Streets, Lot 9 in Assessor's Block 251, (the overall site for Planned Unit Development consideration also including St. Francis Hospital, Lot 25 in Assessor's Block 277 and the 909 Hyde

Item #85.244ECB cont.

Medical Office Building, Lot 20 in Assessor's Block 278) - Request for authorization of Conditional Use for a Planned Unit Development for a MEDICAL OFFICE BUILDING (at 1199 Rush Street), containing approximately 46,500 square feet of medical office space together with approximately 15,000 square feet of laboratory and therapy space, approximately 1900 square feet of retail space and three subsurface levels of parking, located in an RC-4 (Residential-Commercial Combined High Density) district and in an 80-A Height and Bulk District and for a PARKING GARAGE ADDITION (at 1234 Pine Street) adding eighteen (18) feet in height, 32,480 square feet of gross floor area, and with a net increase of 205 parking spaces in an RC-4 district and in a 65-A Height and Bulk district. Said proposed developments seek authorization as a Planned Unit Development as additions to the campus of St. Francis Hospital and requires approval -- for office space and medical institutional use above the ground floor in a Residential-Commercial district -- for developments exceeding 40 feet in height in a residential district the medical office building being proposed for 80 feet in an 80 foot height district and the garage being proposed for approximately 43 feet in a 65 foot height district, for off-street parking in a residential district not on the same lot as the structure or used served and with off-street parking in possible amounts exceeding that defined in the Planning Code as accessory parking, and for off-street parking to be provided on an attendant basis requiring modification of the standard that every space be independently accessible.

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

3:00 - 4:30 P.M.

I.B.307 - II.A.494

Items #9 and #10 were heard together. See item #9 for speakers.

4:00 P.M.

11. 83.327EICB

(Bateson)

FULTON STREET (ST. MARY'S HOSPITAL), southwest corner at Shrader Street, Lots 29A, 36 and a portion of Lot 37 in Assessor's Block 1191 - Request for authorization of office development under Section 322 of the Planning Code (Office Development: Annual Limit) for 47,628 gross square feet (gsf) of medical office space in a 56 foot tall, four-story MEDICAL OFFICE BUILDING, containing, in addition to the medical offices, 11,261 gsf of clinic space, 2671 gsf of outpatient radiology and registration space, 962 gsf of laboratory space, 4241 sq. ft. of open space and 145,768 gsf of parking located on 6 subsurface levels with 375 parking spaces, located in an RH-3 (House, Three Family) district and an 80-D Height and Bulk district.

Item #83.327EICB cont.

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

4:35 - 4:45 P.M.

II.A. 505 - 548

Speakers: 1. Duane Garrett - St. Mary's Hospital representative. 2.

Alice Barkley - rep. Stanvan-Fulton Neighborhood Association.

CONTINUED TO MAY 7, 1987

VOTE: 6-0

ABSENT: COMMISSIONER ROSENBLATT

12. 83.327EICB

(Fitzpatrick)

ST. MARY'S HOSPITAL: Fulton Street, southwest corner at Shrader Street, Lots 29A, 36 and a portion of 37 in Assessor's Block 1191; and the southeastern seven-eighths of the block bounded by Hayes, Stanvan, Fulton and Shrader Streets, and the northwestern one-third of the block bounded by Fell, Stanvan, Hayes and Shrader Streets, Assessor's Blocks 1169 (Lot Nos. 1, 2A, 3-6, 30-55, 38-39), 1170 (Lot Nos. 1, 12-18, 20A, 22-30, 34-35), 1145 (Lot No. 1), 1190 (Lot Nos. 1, 1C, 1D, 1K, 1L, 1M, 1N, 1P, 1Q, 1R), 1191 (Lot Nos. 19-29, 29A, 36-37), 1193 (Lot Nos. 18-21, 24-27, 27B, 29-31, 37, 40, 43, 44, 47, 48, 100), 1212 (Lot Nos. 11, 11C-11E, 12-14, 16, 16A, 17, 17A, 18-25), 1213 (Lot Nos. 2, 2A-2D, 3, 3A-3C, 4-7, 10, 11, 11A 13-14) - Request for authorization of Conditional Use for a Planned Unit Development for the construction of a 56 foot high (measured at the mid point of the Fulton Street garage) four-story 65,508 SQUARE FOOT MEDICAL OFFICE BUILDING containing physicians' offices, outpatient specialty care and 375 parking spaces in an RH-3 (House Three Family) district and an 80-D Height and Bulk district, and resulting in a campus-wide Floor Area Ratio of 2.19 to 1 exceeding the otherwise permitted Floor Area Ratio of 1.8 to 1 not including corner and through lot premiums, and with an intrusion into the otherwise required rear yard, and with exceptions to the bulk limitations at the fourth floor, being over 40 feet high in a Residential district and with the provisions of parking in amounts exceeding those defined as accessory in the Code.

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

4:35 - 4:45 P.M.

II.A.505 - 548

Items #11 and #12 were heard together. See item #11 for speakers.

CONTINUED TO MAY 7, 1987

VOTE: 6-0

ABSENT: COMMISSIONER ROSENBLATT

Adjournment AT 4:45 P.M.

S U M M A R Y

ADDENDUM
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL MEETING
THURSDAY
APRIL 30, 1987
450 MCALLISTER STREET
12:00 NOON

ROLL CALL: Commissioners Allen, Bierman, Birrer, Hemphill, Nakashima,
Nothenberg and Rosenblatt.

12:00 NOON

FIELD TRIP: To view the Bernal Heights East Slope area.

COMPLETED

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#21
5/7/87

S U M M A R Y

DOCUMENTS DEPT.

MAY 15 1987

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OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MAY 7, 1987
ROOM 282, CITY HALL
1:30 P.M.

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B.479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Allen, Bierman, Hemphill, Karasick, Rosenblatt and Wright.

ABSENT: COMMISSIONER NAKASHIMA

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 1:40 P.M.

Staff in attendance included: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Susana Montana, Jonathan Hussey, Jim Nixon, Larry McDonald, Michael Berkowitz, Jim Miller, Andreas Merkl and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

1. 86.710T

South of Market Zoning Controls Amendment - Consideration of a resolution of intent to initiate a proposed amendment to the South of Market Interim Zoning Controls and City Planning Code adding Section 175.5 which would exempt a specific and limited class of housing development project and a specific and limited class of hotel/hostel expansion project from review under the South of Market Interim Zoning Controls. These classes of housing and hotel/hostel projects, for which building permit applications have been filed prior to July 31, 1986 would be reviewed under the regulations in effect immediately prior to the October 2, 1986 imposition of the South of Market Zoning Controls.

Item 86.710T cont.

1:40 - 1:50 P.M.

I.A.010 - 196

Presentation given. Public Hearing to take place on May 28, 1987

APPROVED, RESOLUTION #11005

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND NAKASHIMA

B. COMMISSIONERS' QUESTIONS & MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

2. 85.533ZT (Bateson)
MID MARKET AREA, generally bounded on the west by Ninth Street, on the east by Fifth Street, on the north by Market Street, and on the south by Mission and Natoma Streets - Consideration of permanent controls including amendments to the Zoning Map and City Planning Code text to reclassify the height and bulk districts for portions of Assessor's Blocks 3701, 3702, 3703, 3704 and 3725 located therein from 90-X, 120-X, 120-F, 150-S, 160-F, 180-S and 240-S to 65-X - 105-E, 90-X, 90-X - 120-F and 90-X - 150-F; and amending the text of the City Planning Code by adding Sections 263.11 and 296 to provide for exceptions to the base height limits in the Mid-Market area and for height restrictions on structures shading United Nations Plaza. (Public Hearing Closed and Continued from Regular Meeting of April 2, 1987)
(Proposed for continuation to May 14, 1987)

CONTINUED TO MAY 14, 1987

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND NAKASHIMA

3. 87.183EC (Badiner)
840 POST STREET, 965 SUTTER STREET, a through block parcel between Hyde and Leavenworth Streets with frontage on Sutter and Post Streets, Lots 21 & 22 in Assessor's Block 300 - Request for authorization of CONDITIONAL USE and a PLANNED UNIT DEVELOPMENT for construction over 40 feet in a residential district, exceptions to the bulk limitations, to provide accessory parking in excess of 150% of the parking requirement, and exceptions to the rear yard requirements in an RC-4 (Residential - Commercial, High Density) District and a 80-A Height and Bulk District. The proposed project would result in the construction of two 80 foot high residential/commercial buildings containing up to 185 dwelling units, and up to 4,000 square feet of retail use, and parking for up to 161 automobiles.
(Continued from Regular Meeting of April 23, 1987)
(Proposed for continuation to May 14, 1987)

CONTINUED TO MAY 14, 1987

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND NAKASHIMA

May 7, 1987

4. 87.196D (Berkowitz)
840 MARKET STREET, north side between Ellis and Eddy Streets, Lot 2A in Assessor's Block 329 - Consideration of request for Discretionary Review of Building Permit Application No. 8701855 for the installation of a FAST FOOD RESTAURANT occupying 4029 square feet, located in a C-3-R (Downtown Retail) district.
(Proposed for continuation to May 21, 1987)

CONTINUED TO MAY 21, 1987

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND NAKASHIMA

5. 87.196D (Berkowitz)
840 MARKET STREET, north side between Ellis and Eddy Streets, Lot 2A in Assessor's Block 329 - Discretionary Review of Building Permit Application No. 8701855, as described above.
(Proposed for continuation to May 21, 1987)

CONTINUED TO MAY 21, 1987

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND NAKASHIMA

6. 86.405ETZ (Skiffer)
16TH AND VALENCIA STREETS AFFORDABLE HOUSING SPECIAL USE DISTRICT - Consideration of proposed amendments to the Zoning Map and text of the Planning Code, having as its purpose the development of low and moderate income rental housing through the granting of a twenty-five percent density bonus. THE PROPERTY WITHIN THE SPECIAL USE DISTRICT TO BE COMPRISED OF ASSESSOR'S BLOCK 3554, LOT 16.
(Proposed for continuation to June 4, 1987)

CONTINUED TO JUNE 4, 1987

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND NAKASHIMA

7. 86.405EC (Skiffer)
483-89 VALENCIA STREET, northeast corner of 16th and Valencia Streets, Lot 16 in Assessor's Block 3554 - Request for authorization of Conditional Use for a LARGE FAST FOOD RESTAURANT and a COMMERCIAL USE EXCEEDING 3,000 square feet in the Valencia Street Neighborhood Commercial District, and request for authorization of Conditional Use to permit 20 AFFORDABLE DWELLING UNITS in lieu of the 16 units otherwise allowed on the subject lot in the Valencia Street Neighborhood Commercial District and the 16th and Valencia Streets Affordable Housing Special Use District.
(Proposed for continuation to June 4, 1987)

CONTINUED TO JUNE 4, 1987

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND NAKASHIMA

8. 86.405EV (Skiffer)
483-89 VALENCIA STREET, northeast corner of 16th and Valencia Streets, Lot 16 in Assessor's Block 3554 - Request for REAR YARD, USABLE OPEN SPACE, EXPOSURE OF A DWELLING UNIT TO OPEN SPACE, OBSTRUCTIONS OVER STREETS, AND COMMERCIAL STREET FRONTAGE EXPOSURE

Item #86.405EV cont.

VARIANCES for the development of a twenty unit affordable housing project with ground floor commercial space in the Valencia Street Neighborhood Commercial District and a 50-X Height and Bulk District. (Proposed for continuation to June 4, 1987)

CONTINUED TO JUNE 4, 1987

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND NAKASHIMA

E. REGULAR CALENDAR

9. 83.327EICR (Bateson)
FULTON STREET (ST. MARY'S HOSPITAL), southwest corner at Shrader Street, Lots 29A, 36 and a portion of Lot 37 in Assessor's Block 1191 - Request for authorization of office development under Section 322 of the Planning Code (Office Development: Annual Limit) for 47,628 gross square feet (gsf) of medical office space in a 56 foot tall, four-story MEDICAL OFFICE BUILDING, containing, in addition to the medical offices, 11,261 gsf of clinic space, 2671 gsf of outpatient radiology and registration space, 962 gsf of laboratory space, 4241 sq. ft. of open space and 145,768 gsf of parking located on 6 subsurface levels with 375 parking spaces, located in an RH-3 (House, Three Family) district and an 80-D Height and Bulk district. (Continued from Regular Meeting of April 30, 1987)

WITHDRAWN. NO ACTION REQUIRED

Speaker: Dale Carlson - Stanvan Fulton Neighborhood Association

10. 83.327EICR (Fitzpatrick)
ST. MARY'S HOSPITAL: Fulton Street, southwest corner at Shrader Street, Lots 29A, 36 and a portion of 37 in Assessor's Block 1191; and the southeastern seven-eighths of the block bounded by Hayes, Stanvan, Fulton and Shrader Streets, and the northwestern one-third of the block bounded by Fell, Stanvan, Hayes and Shrader Streets, Assessor's Blocks 1169 (Lot Nos. 1, 2A, 3-6, 30-55, 38-39), 1170 (Lot Nos. 1, 12-18, 20A, 22-30, 34-35), 1145 (Lot No. 1), 1190 (Lot Nos. 1, 1C, 1D, 1K, 1L, 1M, 1N, 1P, 1Q, 1R), 1191 (Lot Nos. 19-29, 29A, 36-37), 1193 (Lot Nos. 18-21, 24-27, 27R, 29-31, 37, 40, 43, 44, 47, 48, 100), 1212 (Lot Nos. 11, 11C-11E, 12-14, 16, 16A, 17, 17A, 18-25) 1213 (Lot Nos. 2, 2A-2D, 3, 3A-3C, 4-7, 10, 11, 11A 13-14) - Request for authorization of Conditional Use for a Planned Unit Development for the construction of a 56 foot high (measured at the mid point of the Fulton Street garage) four-story 65,508 SQUARE FOOT MEDICAL OFFICE BUILDING containing physicians' offices, outpatient specialty care and 375 parking spaces in an RH-3 (House Three Family) district and an 80-D Height and Bulk district, and resulting in a campus-wide Floor Area Ratio of 2.19 to 1 exceeding the otherwise permitted Floor Area Ratio of 1.8 to 1 not including corner and though lot premiums, and with an intrusion into the otherwise required rear yard, and with exceptions to the bulk limitations at the fourth floor, being over 40 feet high in a Residential district and with the provisions of parking in amounts exceeding those defined as accessory in the Code. (Continued from Regular Meeting of April 30, 1987)

Item #83.327EICB cont.

WITHDRAWN. NO ACTION REQUIRED.

11. 86.110EZ (Hood)
2627 LOMBARD STREET, south side between Baker and Broderick Streets, Lots 1, 36 and 37 in Assessor's Block 939 - Consideration of request to RECLASSIFY property from an RH-2 (House, Two-Family) district to an NC-3 (Moderate-Scale Neighborhood Commercial) district.
(Continued from Regular Meeting of April 23, 1987)

CONTINUED TO JUNE 4, 1987

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND NAKASHIMA

12. 87.175ETZ (Hussey)
BERNAL HEIGHTS EAST SLOPE, Area generally bounded by Rutledge Street, Holladay Avenue, Esmeralda Street and a line running from Esmeralda to Rutledge at mid-block between Brewster and Franconia Streets, all of Assessor's Blocks 5557, 5574, 5575, and 5577, and Lots 4-30 of Assessor's Block 5556 - Consideration of proposed amendments to the Zoning Map and text of the Planning Code to establish the BERNAL HEIGHTS EAST SLOPE SPECIAL USE DISTRICT which would link construction of new dwelling units to the provision of sewer, water and street improvements on an areawide basis.

1:55 - 2:05 P.M.

I.A.278 - 434

Speakers: 1. Maxine Nietz - Bernal Heights East Slope Committee (pro). 2. Steve Antonaros - Bernal Heights Community Foundation (pro). 3. Irene Thompson (pro).

The Commission passed a motion to allow Commissioner Hemphill to abstain.

APPROVED AMENDMENTS AS PROPOSED, RESOLUTION #11006

VOTE: 4-1-1

VOTING NO: COMMISSIONER KARASICK

ABSTAINED: COMMISSIONER HEMPHILL

13. 87.3D (Nixon)
647 - 22ND AVENUE, west side between Balboa and Cabrillo Street, Lot 9 in Assessor's Block 1622 - Consideration of request for Discretionary Review of Building Permit Application No. 8616107 proposing to construct a two family, two-story over garage structure after demolition of a vacant single family structure.
(Continued from Regular Meeting of April 23, 1987)

2:10 - 3:10 P.M.

I.A.435 - I.B.399

Speakers: 1. John Bardis (pro DR). 2. Alice Barkley - project sponsor's representative (con DR). 3. Margaret Brady - SORE (pro DR). 4. Bruce Bauman - project sponsor's representative (con DR). 5. Bob Clarke - 22nd Avenue Neighborhood Group (pro DR). 6. Jerome Klein (con DR). 7. Jeannie Munich (pro DR). 8. Jonathan Bulkley - Planning Association for the Richmond (pro DR). 9. Tom Bourbonnais. 10. Gregory Leonq.

A motion to take Discretionary Review on the related demolition permit failed.

Item #87.3D cont.

THE COMMISSION PASSED A MOTION TO TAKE DISCRETIONARY REVIEW ON THE BUILDING PERMIT (#8616107) VOTE: 6-0
ABSENT: COMMISSIONER NAKASHIMA

14. 87.3D (Nixon)
647 - 22ND AVENUE, west side between Balboa and Cabrillo Street, Lot 9 in Assessor's Block 1622 - Discretionary Review of Building Permit Application No. 8616107, as described above.
(Continued from Regular Meeting of April 23, 1987)

3:25 - 3:30 P.M. I.B.400 - 507
Speaker: 1. Alice Barkley.
CONTINUED TO MAY 14, 1987 VOTE: 6-0
ABSENT: COMMISSIONER NAKASHIMA

15. 87.97C (McDonald)
1567 McALLISTER STREET, south side between Scott and Divisadero Street, Lot 18 in Assessor's Block 1180 - Request for authorization of Conditional Use to permit construction of FOUR DWELLING UNITS ON A LOT HAVING 4743 SQUARE FEET OF AREA in an RH-3 (House, Three-Family) district with a 40-X Height and Bulk district classification.

3:35 - 3:55 P.M. I.B.556 - 723
Speaker: Bruce Bauman - project sponsor representative.
APPROVED WITH ADDITIONAL CONDITIONS ON PARKING AND GROUND FLOOR SPACE, MOTION #11007 VOTE: 5-1
VOTING NO: COMMISSIONER KARASICK
ABSENT: COMMISSIONER NAKASHIMA

16. 87.198D (Berkowitz)
24 ELLIS STREET, north side between Powell and Stockton Streets, Lot 8 in Assessor's Block 327 - Consideration of request for Discretionary Review of Building Permit Application No. 8701971 for the installation of a FAST FOOD RESTAURANT - GROCERY - DELICATESSEN occupying 5500 square feet, located in a C-3-R (Downtown Retail) district.

3:55 - 3:57 P.M. I.B.724 - 757
PASSED A MOTION TO TAKE DISCRETIONARY REVIEW VOTE: 6-0
ABSENT: COMMISSIONER NAKASHIMA

17. 87.198D (Berkowitz)
24 ELLIS STREET, north side between Powell and Stockton Streets, Lot 8 in Assessor's Block 327 - Discretionary Review of Building Permit Application No. 8701971, as described above.

3:57 - 4:25 P.M. I.B.758 - II.A.405
Speakers: 1. George Carr - project sponsor's representative. 2. Morteza Mashadian - project sponsor. 3. Alex Mortazadi - project designer. 4. Guy Cherney (pro). 5. Chris Konstin - Union Square Association (con). 6. Mr. Maciel (con). 7. Tom Cahill (con). 8. Dorothy Hamilton (con).

Item #87.198D cont.

APPROVED WITH AMENDED CONDITIONS (DELETING HOURS OF OPERATION),

MOTION #11008

VOTE: 5-1

VOTING NO: COMMISSIONER HEMPHILL

ABSENT: COMMISSIONER NAKASHIMA

18. 86.333VD (Berkowitz)
295 DORANTES AVENUE, south side at the intersection of Cortes Avenue, Lots 18 and 20 in Assessor's Block 2926 - Consideration of request for Discretionary Review of Building Permit Application No. 8610337 for the construction of a garage for a single family house in an RH-1(D) (House-Detached Dwellings) district.

II.A.406 - 432

PASSED A MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 6-0

ABSENT: COMMISSIONER NAKASHIMA

19. 86.333VD (Berkowitz)
295 DORANTES AVENUE, south side at the intersection of Cortes Avenue, Lots 18 and 20 in Assessor's Block 2926 - Discretionary Review of Building Permit Application No. 8610337, as described above.

4:30 - 5:00 P.M.

II.A.433 - 834

Speakers: 1. Roder LaLanne - project sponsor. 2. Harold Wright - Forest Hill Association (con). 3. Lori Horn (con). 4. Kay Yamamoto (con). 5. Donald Alsimendi (con). 6. Michael Klestoff (pro).

APPROVED WITH CONDITIONS, MOTION #11009

VOTE: 6-0

ABSENT: COMMISSIONER NAKASHIMA

4:00 P.M.

20. 84.286EC (Miller)
1325 VALENCIA STREET AND 316 BARTLETT STREET, southeast corner at 24th Street, Lots 24, 24A and 25 in Assessor's Block 6515 - Request for authorization of Conditional Use to permit a PLANNED UNIT DEVELOPMENT for the expansion of a CHURCH (Rethel Temple), three stories and approximately 50 feet in height containing in excess of 3,000 square feet of floor area on a lot exceeding 10,000 square feet in area and including modifications of the otherwise-applicable City Planning Code provisions for required rear yards and off-street parking in the Valencia Street Neighborhood Commercial district

5:00 - 5:25 P.M.

II.A.835 - II.B.374

Speakers: 1. Marie Nielsen (con). 2. Mark Lechowski - project architect. 3. Jack Klausen - project sponsor representative.

APPROVED WITH CONDITIONS, MOTION #11010

VOTE: 5-1

VOTING NO: COMMISSIONER BIERMAN

ABSENT: COMMISSIONER NAKASHIMA

21. 87.2280 (Merk1)
701 FREDERICK STREET, south side between Willard and Arquello
Streets, Lot 34 in Assessor's Block 1265 - Consideration of request
for Discretionary Review of Building Permit Applications No.
8704303, 8704304 and 8704305 for the demolition of portions of the
former Polytechnic High School site.

5:25 - 6:15 P.M.

II.B.411 - III.A.187

The Commission passed a motion to allow Commissioners Bierman and
Karasick to abstain.

Speakers: 1. Norman Karasick - S. F. City Architect. 2. Ed
Koplowitz (pro DR). 3. Mark Ryser - Foundation for S. F. Architec-
tural Heritage (pro DR). 4. Joan Downey - Poly Neighborhood
Association (pro DR). 5. Bill Redikin - Poly Neighborhood Assoc.
(pro DR). 6. Bill Witte - Director, Mayor's Office of Housing and
Economic Development (con DR). 7. Calvin Welch (con DR). 8. Marcia
Rosen (con DR). 9. Stan Ritchie (pro DR). 10. Don Turner - BRIDGE,
project developer (con DR). 11. Pam Gentos - Poly Neighborhood
Assoc. (pro DR). 12. Dennis Moskofian (con DR). 13. Larry Bird
(pro DR).

PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW

ABSTAINED: COMMISSIONERS BIERMAN AND KARASICK

VOTE: 4-0

ABSENT: COMMISSIONER NAKASHIMA

22. 87.2280 (Merk1)
701 FREDERICK STREET, south side between Willard and Arquello
Streets, Lot 34 in Assessor's Block 1265 - Discretionary Review of
Building Permit Applications No. 8704303, 8704304 and 8704305, as
described above.

DUE TO ACTION ON ITEM #21, NO ACTION IS REQUIRED ON THIS ITEM.

Adjournment AT 6:15 P.M.

SF
C55
#21
5/14/87

S U M M A R Y

OF THE
— SAN FRANCISCO
= CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
= MAY 14, 1987
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

SAN FRANCISCO
PUBLIC LIBRARY

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B. 479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Allen, Rierman, Hemphill, Karasick, Nakashima, Rosenblatt and Wright.

Staff in attendance: Dean Macris - Director of Planning, Milton Edelin - Deputy Director of Planning, George Williams - Assistant Director for Plans and Programs, Robert Passmore - Zoning Administrator, David Feltham, Gerald Green, Vincent Marsh, Jim Nixon, Jonathan Malone, Larry McDonald, David Hood, Lucian Blazej and Lori Yamauchi - Administrative Secretary.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 1:45 P.M.

A. DIRECTOR'S REPORT

1. Consideration of Resolution authorizing the Director of Planning to submit a Supplemental Appropriation request for up to \$236,865 for Transit and Pedestrian Related Projects. (Edelin)

No public testimony received.
APPROVED REQUEST FOR \$16,525, RESOLUTION #11011 VOTE: 6-0
ABSENT: COMMISSIONER HEMPHILL

B. ITEMS TO BE CONTINUED

2. 86.616ETZM (Jones)
NEIGHBORHOOD COMMERCIAL ZONING DISTRICTS, PERMANENT CONTROLS - ECONOMIC IMPACT ASSESSMENT REPORT, Various locations in and adjacent to all C-1 and RC-1 districts, and some C-2, CM, RC-2, RC-3, and RC-4 districts - Public hearing on the Neighborhood Commercial Rezoning, Economic Impact Assessment Report, January 1987.
(Continued from Regular Meeting of April 16, 1987)
(Proposed for continuation to May 28, 1987)

Item #86.616ETZM cont.

CONTINUED TO MAY 28, 1987

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

3. 86.616ETZM (Jones)
NEIGHBORHOOD COMMERCIAL ZONING DISTRICTS, PERMANENT CONTROLS - MASTER PLAN AMENDMENTS, Various locations in and adjacent to all C-1 and RC-1 districts, and some C-2, CM, RC-2, RC-3, and RC-4 districts - Consideration of AMENDMENTS TO THE SAN FRANCISCO MASTER PLAN regarding neighborhood commercial districts and provision of neighborhood-serving retail and service uses in certain locations in residential districts. The proposal includes amending the Commerce and Industry Element, the Residence Element, and the Land Use Maps for the City and County of San Francisco. The proposed amendments are contained in the Neighborhood Commercial Rezoning, Proposal for Adoption, November 1986.
(Continued from Regular Meeting of April 16, 1987)
(Proposed for continuation for May 28, 1987)

CONTINUED TO MAY 28, 1987

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

4. 86.616ETZM (Jones)
NEIGHBORHOOD COMMERCIAL ZONING DISTRICTS, PERMANENT CONTROLS, PLANNING CODE AMENDMENTS (DELETE SUNSET CLAUSE), Various locations in and adjacent to all C-1 and RC-1 districts, and some C-2, CM, RC-2, RC-3, and RC-4 districts - Consideration of PROPOSED AMENDMENT TO THE TEXT OF THE CITY PLANNING CODE TO DELETE SECTION 799.1 (SUNSET CLAUSE pertaining to Neighborhood Commercial district controls contained or referenced in Article 7) in order to continue the effect of the controls indefinitely, pursuant to Section 302(b) of the City Planning Code.
(Continued from Regular Meeting of April 16, 1987)
(Proposed for continuation to May 28, 1987)

CONTINUED TO MAY 28, 1987

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

C. CONSENT CALENDAR

5. 87.169C (Green)
2223 & 2225 MARKET STREET, south side between Sanchez and 16th Streets, Lot 2 in Assessor's Block 3559 - Request for authorization of Conditional Use to permit a legalization of a restaurant expansion, completed in 1981, within the Upper Market Neighborhood Commercial District. The proposal is to bring the existing restaurant Leticia's into compliance with the City Planning Code. The expansion increased the restaurant's floor area from 2,629 square feet to 3,818 square feet. This application has been placed on the Consent Calendar with a recommendation for approval as proposed in the application. The Conditions of Approval made a part

Item #87.169C cont.

of this Application are available for inspection at the Department of City Planning.

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11012

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

D. REGULAR CALENDAR

6. 87.142D (Green)
1700 HAIGHT STREET, northwest corner at Cole Street, Lot 7 in Assessor's Block 1229 - Consideration of request for Discretionary Review of Building Permit Application No. 8615851 for the installation of a THRIFTY'S DRUG STORE on the ground floor of a previously approved mixed use building.
(Continued from Regular Meeting of April 23, 1987)

NOTE: The request for Discretionary Review has been retracted. The proposed project will require Conditional Use authorization.

DISCRETIONARY REVIEW REQUEST WITHDRAWN. NO ACTION REQUIRED.

7. 87.142D (Green)
1700 HAIGHT STREET, northwest corner at Cole Street, Lot 7 in Assessor's Block 1229 - Discretionary Review of Building Permit Application No. 8615851, as described above.
(Continued from Regular Meeting of April 23, 1987)

NOTE: The request for Discretionary Review has been retracted. The proposed project will require Conditional Use authorization.

DISCRETIONARY REVIEW REQUEST WITHDRAWN. NO ACTION REQUIRED.

8. 85.533ZT (Bateson)
MID MARKET AREA, generally bounded on the west by Ninth Street, on the east by Fifth Street, on the north by Market Street, and on the south by Mission and Natoma Streets - Consideration of permanent controls including amendments to the Zoning Map and City Planning Code text to reclassify the height and bulk districts for portions of Assessor's Blocks 3701, 3702, 3703, 3704 and 3725 located therein from 90-X, 120-X, 120-F, 150-S, 160-F, 180-S and 240-S to 65-X - 105-E, 90-X, 90-X - 120-F and 90-X - 150-F; and amending the text of the City Planning Code by adding Sections 263.11 and 296 to provide for exceptions to the base height limits in the Mid-Market area and for height restrictions on structures shading United Nations Plaza.
(Public Hearing Closed and Continued from Regular Meeting of April 7, 1987)

CONTINUED TO JULY 9, 1987

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

9. 85.244ECR (Bateson)
1199 BUSH STREET (ST. FRANCIS MEDICAL CENTER), southeast corner at Hyde Street, Lot 31 in Assessor's Block 280 - Request for authorization of office development under Section 322 of the Planning Code (Office Development: Annual Limit) for 46,645 gross square feet (asf) of medical office space in an 80-foot tall, 6-story MEDICAL OFFICE BUILDING, containing, in addition to the medical office space, 14,830 asf of laboratory and clinic space, 1900 asf of retail space, a 250 asf lobby, 1250 sq. ft. of open space and 29,535 asf of parking located on three subsurface levels with 166 valet parking spaces and 2 van-loading spaces, located in an RC-4 (Residential-Commercial Combined, High Density) district and 80-A Height and Bulk district.
(Public Hearing Closed and Continued from Regular Meeting of April 30, 1987)

1:55 - 2:10 P.M.

I.A.269 - 491

Items 9 and 10 were considered together. Commissioner Bierman inquired about the Polk-Bush garage as it related to the proposed garage addition and the hospital's institutional Master Plan.

PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE CONSIDERED ON MAY 28, 1987
VOTE: 7-0

10. 85.244ECR (Fitzpatrick)
1199 BUSH STREET, southeast corner at Hyde Street, Lot 31 in Assessor's Block 280 and 1234 PINE STREET, north side between Hyde and Leavenworth Streets, Lot 9 in Assessor's Block 251, (the overall site for Planned Unit Development consideration also including St. Francis Hospital, Lot 25 in Assessor's Block 277 and the 909 Hyde Medical Office Building, Lot 20 in Assessor's Block 278) - Request for authorization of Conditional Use for a Planned Unit Development for a MEDICAL OFFICE BUILDING (at 1199 Bush Street), containing approximately 46,500 square feet of medical office space together with approximately 15,000 square feet of laboratory and therapy space, approximately 1900 square feet of retail space and three subsurface levels of parking, located in an RC-4 (Residential-Commercial Combined High Density) district and in an 80-A Height and Bulk District and for a PARKING GARAGE ADDITION (at 1234 Pine Street) adding eighteen (18) feet in height, 32,480 square feet of gross floor area, and with a net increase of 205 parking spaces in an RC-4 district and in a 65-A Height and Bulk district. Said proposed developments seek authorization as a Planned Unit Development as additions to the campus of St. Francis Hospital and requires approval -- for office space and medical institutional use above the ground floor in a Residential-Commercial district -- for developments exceeding 40 feet in height in a residential district the medical office building being proposed for 80 feet in an 80 foot height district and the garage being proposed for approximately 43 feet in a 65 foot height district, for off-street parking in a residential district not on the same lot as the structure or used served and with off-street parking in possible amounts exceeding

May 14, 1987

Item #85.244ECB cont.

that defined in the Planning Code as accessory parking, and for off-street parking to be provided on an attendant basis requiring modification of the standard that every space be independently accessible.

(Public Hearing Closed and Continued from Regular Meeting of April 30, 1987)

1:55 - 2:10 P.M.

I.A.269 - 491

Items 9 and 10 were considered together. See item 9 for Commission discussion.

PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE TO BE CONSIDERED
MAY 28, 1987 VOTE: 7-0

11. 87.241ER

(Marsh)

Review for conformity with the Master Plan of proposed amendments to the Redevelopment Plan for the Western Addition Redevelopment Project Area A-2, which amendments would more closely reflect the City Planning Code's height, bulk and parking requirements; permit hotel development in the Residential High Density (RH), Residential and Neighborhood Commercial (RN) and Commercial General Intermediate Density (CI) land use districts; permit public facilities; change the land use designation on two parcels; and add a section on Hotel conversions.

2:10 - 2:30 P.M.

I.A.492 - 712

Speakers: 1. Tom Conrad - S. F. Redevelopment Agency. 2. Redmond Kernan - S. F. Redevelopment Agency.

Commissioner Nakashima inquired about the language on hotel development and the height limit for the blocks bounded by Post, Laguna, Sutter and Franklin Streets.

CONTINUED TO MAY 28, 1987

VOTE: 7-0

12. 87.36C

(Green)

1653 HAIGHT STREET, southwest corner of Haight and Belvedere Streets, Lot 1 in Assessor's Block 1247 - Request for authorization of Conditional Use to permit installation of an automatic teller machine (ATM) with less than the required three (3) foot setback in the Haight Street Neighborhood Commercial district. The proposal is to install a walk-up automatic teller machine (for an existing bank) along Belvedere Street without providing the required 3 feet setback. (Continued from Regular Meeting of April 2, 1987)

2:30 - 2:45 P.M.

I.A.714 - 887

Speakers: 1. Paul Finwall - project architect. 2. John Amaral - First Interstate Bank representative. 3. Anna Gooth - Haight Ashbury Improvement Association (pro). 4. unknown. 5. Mark J. Sylvan (con).

APPROVED WITH CONDITIONS, MOTION #11013

VOTE: 7-0

13. 87.178C (Green)
2111 - 2115 POLK STREET, northwest corner of Polk and Broadway Lot 4 in Assessor's Block 571 - Request for authorization of Conditional Use to permit an expansion of an existing bar, to add a restaurant, and to permit live entertainment within the Polk Street Neighborhood Commercial District. The proposal is to expand the existing 1,758 square feet bar and to add a restaurant with a total area of 2,687 square feet. The proposal also includes the establishment of live entertainment within the bar.

2:45 - 2:47 P.M.

I.A.888 - I.B.022

Speaker: Spiro Tampourantzis - project sponsor.

APPROVED WITH CONDITIONS, MOTION #11014

VOTE: 7-0

14. 87.3D (Nixon)
647 - 22ND AVENUE, west side between Balboa and Cabrillo Street, Lot 9 in Assessor's Block 1622 - Discretionary Review of Building Permit Application No. 8616107.
(Continued from Regular Meeting of May 7, 1987)

2:47 - 3:30 P.M.

I.B.038 - 717

Speakers: 1. Alice Barkley - project sponsor representative. 2. Bob Clarke - 22nd Avenue Neighborhood Group. 3. John Bards. 4. Mr. Shirakura. 5. Joe O'Donohue (pro). 6. Julie Lee (pro). 7. Jonathan Bulkley - Planning Association for the Richmond. 8. Rose Tai (pro). 9. Margaret Brady - Save Our Richmond Environment.

A motion to approve a plan with 3 parking spaces and no ground floor extension into the rear yard failed by a vote of 3 - 4, Commissioners Allen, Hemphill, Karasick and Nakashima dissenting.

THE COMMISSION APPROVED WITH CONDITIONS A PLAN WITH FOUR PARKING SPACES AND AN 8-FOOT GROUND FLOOR EXTENSION INTO THE REAR YARD, MOTION #11015

VOTE: 5-2

VOTING NO: COMMISSIONERS BIERMAN & WRIGHT.

15. 87.108C (Marsh)
332-334 28TH AVENUE, east side between California and Clement Streets, Lots 34, 35, 36, 37 and 38 in Assessor's Block 1406 - Request for authorization of Conditional Use to construct an addition of approximately 7,040 square feet to Mother Goose School (Day Care Center) in an RH-2 (House, Two-Family) District.

CONTINUED TO JUNE 18, 1987

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

3:30 P.M.

THE COMMISSION TOOK A RECESS FROM 3:30 TO 3:45 P.M.

16. 87.130A (J. Malone)
398 EDDY STREET, the Cadillac Hotel, Designated Landmark number 176, Lot 12 in Assessor's Block 333 - Acting on the recommendation of disapproval of the Landmarks Preservation Advisory Board for a Certificate of Appropriateness for an exterior sign.
(Continued from Regular Meeting of April 23, 1987)

3:45 - 4:13 P.M.

I.B.720 - II.A.225

Speakers: 1. Richard Livingston - project sponsor rep. 2. Paul Baschieri (pro). 3. Brad Paul - North of Market Planning Coalition (pro).

The sign's contribution to the Sozzler Restaurant's viability, the viability of the Cadillac Hotel housing and the deterrence of crime were discussed. In addition, amendments to the North of Market zoning legislation are in process which would allow projecting signs. PASSED A MOTION OF INTENT TO APPROVE THE SIGN UNTIL A PROJECTING SIGN IS APPROVED TO REPLACE WALL SIGN, FINAL LANGUAGE TO BE CONSIDERED ON MAY 21, 1987

VOTE: 7-0

17. 86.704C (McDonald)
1754 FILBERT STREET, north side between Octavia and Gough Streets, Lot 11 in Assessor's Block 520 - Request for authorization of Conditional Use to permit construction of FOUR DWELLING UNITS ON A LOT HAVING 4,125 SQUARE FEET OF AREA AND A NUMBER OF PARKING SPACES EXCEEDING THE MAXIMUM ALLOWED AS ACCESSORY PARKING in an RH-3 (House, Three-Family) district and a 40-X Height and Bulk district classification.
(Continued from Regular Meeting of April 23, 1987)

4:13 - 4:45 P.M.

II.A.227 - 566

Speakers: 1. Monica Brett (con). 2. Richard Wright (con). 3. Elizabeth Kane (con). 4. Susan Rushokoff (con). 5. Lynn Zimmer (con). 6. John Lau - project sponsor.

PASSED MOTION OF INTENT TO APPROVE WITH CONDITIONS, FINAL LANGUAGE TO BE CONSIDERED ON MAY 21, 1987

VOTE: 4-3

VOTING NO: COMMISSIONERS BIERMAN, HEMPHILL AND NAKASHIMA

18. 86.281EC (Hood)
1826 - 23RD STREET, northeast corner of 23rd and Wisconsin Streets, Lot 73 in Assessor's Block 4162 - Request for authorization of Conditional Use to demolish existing residential units and construct eight dwelling units and 2,450 square feet of commercial space on a lot containing more than 5,000 square feet of area in an NC-1 (Neighborhood Commercial Cluster) district.

4:35 - 5:10 P.M.

II.A.567 - II.B.133

Speakers: 1. Bruce Bauman - project sponsor representative. 2. Bill Ferdon - project sponsor. 3. Howard Harrison (con). 4. Sara Baronson (con). 5. Bruce Hayes (con). 6. Linda Luz (con). 7. Tom Danson (con).

CONTINUED TO MAY 28, 1987

VOTE: 7-0

19. 87.183EC (Badiner)
840 POST STREET, 965 SUTTER STREET, a through block parcel between Hyde and Leavenworth Streets with frontage on Sutter and Post Streets, Lots 21 & 22 in Assessor's Block 300 - Request for authorization of CONDITIONAL USE and a PLANNED UNIT DEVELOPMENT for construction over 40 feet in a residential district, exceptions to the bulk limitations, to provide accessory parking in excess of 150% of the parking requirement, and exceptions to the rear yard requirements in an RC-4 (Residential - Commercial, High Density) District and a 80-A Height and Bulk District. The proposed project would result in the construction of two 80 foot high residential/commercial buildings containing up to 185 dwelling units, and up to 4,000 square feet of retail use, and parking for up to 161 automobiles.
(Continued from Regular Meeting of May 7, 1987)

CONTINUED TO MAY 21, 1987

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

20. 87.69D (Nixon)
535 - 29TH AVENUE, west side between Anza Street and Geary Boulevard, Lot 5 in Assessor's Block 1515 - Consideration of request for Discretionary Review of Building Permit Application No. 8614876 for the construction of a two-family, three-story over garage structure on a vacant lot.

CONTINUED TO MAY 28, 1987

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

21. 87.69D (Nixon)
535 - 29TH AVENUE, west side between Anza Street and Geary Boulevard, Lot 5 in Assessor's Block 1515 - Discretionary Review of Building Permit Application No. 8614876, as described above.

CONTINUED TO MAY 28, 1987

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

22. 87.280D (Nixon)
2900 MISSION STREET, southwest corner of Mission and 25th Streets, Lot 1 in Assessor's Block 6529 - Consideration of Request for Discretionary Review of Building Permit Application No. 8705037 for the construction of a one-story financial institution on a vacant lot in an NC-3 (Moderate Scale Neighborhood Commercial) district.

5:10 - 5:35 P.M.

II.B.134 - 503

Speakers: 1. Fritz Wooster - project sponsor. 2. Ben Martinez - Mission Housing Development Corporation (con DR). 3. Bernice Scanlan - Mission Street Merchants, South Mission Neighborhood Association, Mission District News (con DR).

PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW

VOTE: 7-0

23. 87.2800

(Nixon)

2900 MISSION STREET, southwest corner of Mission and 25th Streets,
Lot 1 in Assessor's Block 6529 - Discretionary Review of Building
Permit Application No. 8705037, as described above.

DUE TO ACTION ON ITEM 22, NO ACTION IS REQUIRED.

Adjournment

AT 5:35 P.M.

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5/21/87
REVISED
12

S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MAY 21, 1987
ROOM 282, CITY HALL
12:00 P.M.

DOCUMENTS DEPT.

JUN 4 1987

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NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B. 479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, Rosenblatt and Wright.

12:00 NOON

Field Trip - to view the site of 2744 Green Street (Case No. 87.165D)

PRESENT ON FIELD TRIP: Commissioners Allen, Bierman, Karasick, and Wright.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 1:47 P.M.

Staff in attendance included: Dean Macris - Director of Planning, Milton Edelin - Deputy Director of Planning, Robert Passmore - Zoning Administrator, David Feltham, Martha Kessler, Gerald Green, Michael Berkowitz, Larry Badiner, Jim Nixon, Jim Miller, Vincent Marsh and Lori Yamauchi - Administrator Secretary.

A. DIRECTOR'S REPORT

1. Consideration of Resolution authorizing the Director of Planning to seek, accept and expend \$16,525 from the Metropolitan Transportation Commission for the Downtown Transportation Brokerage Program to be conducted by RIDES. (Feltham)

APPROVED AS AMENDED, RESOLUTION #11016
ABSENT: COMMISSIONERS BIERMAN, HEMPHILL AND WRIGHT.

VOTE: 4-0

May 21, 1987

2. Consideration of a Resolution to Extend Contract period with the California Coastal Commission to September 30, 1987. (Kessler)

APPROVED, RESOLUTION #11017

VOTE: 4-0

ABSENT: COMMISSIONERS BIERMAN, HEMPHILL AND WRIGHT.

B. COMMISSIONERS' QUESTIONS & MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

3. 87.223M (Shotland)
Consideration of proposed amendments to the Recreation and Open Space Element of the Master Plan, and the Recreation and Open Space Programs document, as set forth in the Recreation and Open Space Element of the Master Plan, Proposal for Adoption, December, 1986, and the Recreation and Open Space Programs document. The proposed amendments would amend the policies, text, and maps of the current Master Plan Element, and Programs documents, which date from 1973, by adopting additions, deletions, and modifications to the existing chapters on Regional Open Space, Citywide Open Space, the Shoreline, the Neighborhoods, and adding a new chapter on the Downtown. Please call Stephen Shotland at 558-6308 for additional information about the proposal.
(Proposed for continuation to June 4, 1987)

CONTINUED TO JUNE 4, 1987

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

4. 86.707D (Berkowitz)
2533-35 GREENWICH STREET, south side between Divisadero and Scott Streets, Lot 22A in Assessor's Block 944 - Consideration of request for Discretionary Review of Building Permit Application No. 8608598, for the construction of a four story residential building in an RH-2 (House, Two-Family) district.
(Proposed for continuation to June 4, 1987)

CONTINUED TO JUNE 4, 1987

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

5. 86.707D (Berkowitz)
2533-35 GREENWICH STREET, south side between Divisadero and Scott Streets, Lot 22A in Assessor's Block 944 - Discretionary Review of Building Permit Application No. 8608598, as described above.
(Proposed for continuation to June 4, 1987)

CONTINUED TO JUNE 4, 1987

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

6. 86.593TE (Pearl)
Consideration of text amendments to the City Planning Code which add Section 177 thereto to require owners maintaining illegal dwelling units and other commercial space to pay relocation costs and damages to tenants displaced from such space, and amendments to Article 37 of the San Francisco Administrative Code (Residential Rent Stabilization and Arbitration Ordinance) which amend Section 37.9 thereof to permit landlords to recover possession of rental units where occupancy is not permitted by permits of record and to require owners to pay relocation costs and damages to tenants displaced from such units. (Board of Supervisors File 115-86-36.1)
(Continued from Regular Meeting of April 16, 1987)
(Proposed for continuation to June 18, 1987)

CONTINUED TO JUNE 18, 1987

VOTE: 7-0

D. CONSIDERAITON OF FINDINGS & FINAL MOTION; PUBLIC HEARING CLOSED

7. 87.130A (J. Malone)
398 EDDY STREET, the Cadillac Hotel, Designated Landmark number 176, Lot 12 in Assessor's Block 333 - Consideration of final language to APPROVE the Certificate of Appropriateness for an exterior sign.
(Public Hearing Closed and Continued from Regular Meeting of May 14, 1987)

APPROVED WITH AMENDMENTS, RESOLUTION #11021

VOTE: 7-0

8. 86.704C (McDonald)
1754 FILBERT STREET, north side between Octavia and Gough Streets, Lot 11 in Assessor's Block 520 - Consideration of final language to APPROVE the authorization of Conditional Use to permit construction of FOUR DWELLING UNITS ON A LOT HAVING 4,125 SQUARE FEET OF AREA AND A NUMBER OF PARKING SPACES EXCEEDING THE MAXIMUM ALLOWED AS ACCESSORY PARKING in an RH-3 (House, Three-Family) district and a 40-X Height and Bulk district classification.
(Public Hearing Closed and Continued from Regular Meeting of May 14, 1987)

APPROVED WITH CONDITIONS, MOTION #11018

VOTE: 4-3

VOTING NO: COMMISSIONERS BIERMAN, HEMPHILL AND NAKASHIMA

E. REGULAR CALENDAR

9. 87.182C (Green)
5455 GEARY BOULEVARD, southeast corner of 19th Avenue and Geary Boulevard, Lot 29 in Assessor's Block 1526 - Request for authorization of Conditional Use to perjit installation of an Automatic Teller Machine (ATM) WALK-UP FACILITY with less than the required three (3) foot setback within an NC-3 (Moderate Scale Neighborhood Commercial) district. The proposal is to install a fourth ATM on the 19th Avenue side of the existing Wells Fargo Bank in the area now occupied by a Walk-up window. The bank currently has three (3) ATMs on the Geary Boulevard frontage.

Item #87.182C cont.

1:55 - 1:56 P.M.

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11019

VOTE: 7-0

10. 87.219C

(Green)

718 - 720 COLUMBUS AVENUE, side between Greenwich Street and Grover Place, Lot 27 in Assessor's Block 90 - Request for authorization of Conditional Use to permit conversion of a take-out food service establishment to a FULL-SERVICE RESTAURANT and the expansion of the existing floor area of the restaurant within the North Beach Neighborhood Commercial district. The proposal is to establish a full service seafood restaurant and expand the existing establishment at 720 Columbus to include 718 Columbus to serve up to 48 persons in approximately 1,575 square feet of floor area.

1:56 - 1:57 P.M.

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11020

VOTE: 7-0

11. 87.196D

(Berkowitz)

840 MARKET STREET, north side between Ellis and Eddy Streets, Lot 2A in Assessor's Block 329 - Consideration of request for Discretionary Review of Building Permit Application No. 8701855 for the installation of a FAST FOOD RESTAURANT occupying 4029 square feet, located in a C-3-R (Downtown Retail) district.
(Continued from Regular Meeting of May 7, 1987)

1:57 - 2:55 P.M.

Items 11 and 12 were heard together. Speakers: 1. Walter Caplan - project sponsor representative. 2. Alice Carey - project sponsor historic preservation consultant. 3. Maurice Klabell (pro). 4. Alexander Anoleck (pro). 5. Guy Cherney (pro). 6. Bob Cramer (pro). 7. Robert Jacobs - San Francisco Hotel Assoc. (con). 8. Ray Rabodich (con). 9. Christina Konstin (con). 10. Virgil Valin - project sponsor.

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

12. 87.196D

(Berkowitz)

840 MARKET STREET, north side between Ellis and Eddy Streets, Lot 2A in Assessor's Block 329 - Discretionary Review of Building Permit Application No. 8701855, as described above.
(Continued from Regular Meeting of May 7, 1987)

1:57 - 2:55 P.M.

Items 11 and 12 were heard together. See item 11 for speakers.

CONTINUED TO MAY 28, 1987

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

THE COMMISSION TOOK A RECESS FROM 3:00 TO 3:15 P.M.

13. 87.183EC (Badiner)
840 POST STREET, 965 SUTTER STREET, a through block parcel between Hyde and Leavenworth Streets with frontage on Sutter and Post Streets, Lots 21 & 22 in Assessor's Block 300 - Request for authorization of CONDITIONAL USE and a PLANNED UNIT DEVELOPMENT for construction over 40 feet in a residential district, exceptions to the bulk limitations, to provide accessory parking in excess of 150% of the parking requirement, and exceptions to the rear yard requirements in an RC-4 (Residential - Commercial, High Density) District and a 80-A Height and Bulk District. The proposed project would result in the construction of two 80 foot high residential/commercial buildings containing up to 185 dwelling units, and up to 4,000 square feet of retail use, and parking for up to 161 automobiles.
(Continued from Regular Meeting of May 14, 1987)

3:15 - 3:40 P.M.

Speakers: 1. Lee Woods - project sponsor representative. 2. Jerry Lee - project architect. 3. Lyman Jee - project sponsor. 4. Jack Shenefeld - project sponsor representative. 5. Anna Marie Devlin (con). 6. Phoebe Chaffey (con).

APPROVED WITH CONDITIONS, INCLUDING CONDITION THAT THE FINAL DESIGN BE BROUGHT BACK TO THE COMMISSION FOR FINAL APPROVAL, MOTION #11022

VOTE: 7-0

14. 87.70C (Nixon)
22ND STREET, north side between Connecticut and Missouri Streets, Lots 43 and 44 in Assessor's Block 4100 - Request for authorization of Conditional Use to permit construction of a structure containing three (3) dwelling units after merger of two lots into one (1) lot of 5,000 square feet and authorization to permit parking for five (5) vehicles in an RH-2 (House, Two-Family) district with a 40-X Height and Bulk district classification.

3:40 - 4:25 P.M.

Speakers: 1. Bill Lem - project architect. 2. David Waters (con). 3. Juliet Montagnon (con). 4. John Sullivan (con). 5. John Lau - project sponsor.

CONTINUED TO JUNE 25, 1987

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

15. 86.688CVE (Miller)
137 BROAD STREET, south side between Plymouth and Capitol Streets, Lots 36 and 37 in Assessor's Block 7113 - Request for authorization of Conditional Use to permit demolition of one dwelling unit and the construction of a CHURCH (True Gospel Missionary Baptist Church), with off-street parking in excess of accessory amounts, in an RH-2 (House, Two-Family) district. Approval of this project would also require the granting of a variance from the rear-yard requirements of the City Planning Code.

Item #86.688CVE cont.

4:25 - 4:55 P.M.

Speakers: 1. Nehemiah Realm - project sponsor representative. 2. Rev. Charlie Cook - project sponsor.

APPROVED WITH AMENDED CONDITIONS, INCLUDING CONDITION THAT PRESENT CHURCH BUILDING AT 106 BROAD STREET BE REVERTED TO HOUSING, MOTION #11023 VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

16. 86.688CVE (Miller)

137 BROAD STREET, south side between Plymouth and Capitol Streets, Lots 36 and 37 in Assessor's Block 7113 - Request for a REAR YARD VARIANCE to allow eight (8) off-street parking spaces and a nine-foot extension of a one-story church building into the required rear yard.

4:25 - 4:55 P.M.

Public testimony received. See item 11 for speakers.

3:00 P.M.

17. 87.25C (Marsh)

3826-30 NORIEGA STREET, north side between 45th and 46th Avenues, Lot 25 in Assessor's Block 2004 - Request for authorization of Conditional Use for a religious facility (Lutheran Church of the Holy Spirit) in an NC-1 (Neighborhood Commercial Cluster) District.

4:55 - 5:30 P.M.

Speakers: 1. John Lau - project sponsor representative. 2. Rev. Wilbert Holt - project sponsor.

CONTINUED TO MAY 28, 1987

VOTE: 7-0

18. 86.92ERDD (Marsh)

2675 25TH AVENUE, Review for consistency with the Master Plan of an encroachment permit to create an access driveway or a pedestrian walkway over an unimproved portion of 25th Avenue between Wawona Street and Rosemary Court in an OS (Open Space) district.

5:35 - 7:00 P.M.

Items 18-20 were heard together.

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speakers: 1. Lloyd Crenna - project sponsor representative. 2. Thomas McCormick - project sponsor. 3. John Seeto (pro). 4. Michael Stevens (con). 5. Jack Buick (con).

PASSED MOTION FINDING ENCROACHMENT PERMIT TO BE INCONSISTENT WITH MASTER PLAN VOTE: 7-0

19. 86.92ERDD (Marsh)
2675 25TH AVENUE, north of Wawona Street, Lot 57 in Assessor's Block
2471 - Consideration of Discretionary Review of Building Permit No.
8700229 to construct a single-family dwelling within an RH-1 (House,
One-Family) district.

5:35 - 7:00 P.M.

Item 18-20 were heard together.

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

See item 18 for speakers.

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 7-0

20. 86.92ERDD (Marsh)
2675 25TH AVENUE, north of Wawona Street, Lot 57 in Assessor's Block
2471 - Discretionary Review of Building Permit Application No.
8700229, as described above.

5:35 - 7:00 P.M.

Items 18-20 were heard together.

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

See item 18 for speakers.

PASSED MOTION OF INTENT TO DISAPPROVE, FINAL LANGUAGE CONSIDERED ON
MAY 28, 1987

VOTE: 7-0

Adjournment

AT 7:00 P.M.

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DOCUMENTS DEPT.

JUN 1 1987

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OF THE
- SAN FRANCISCO
- CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MAY 21, 1987
ROOM 282, CITY HALL
12:00 P.M.

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B. 479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, Rosenblatt and Wright..

12:00 NOON

Field Trip - to view the site of 2744 Green Street (Case No. 87.165D)

PRESENT ON FIELD TRIP: Commissioners Allen, Bierman, Karasick, and Wright.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 1:47 P.M.

Staff in attendance included: Dean Macris - Director of Planning, Milton Edelin - Deputy Director of Planning, Robert Passmore - Zoning Administrator, David Feltham, Martha Kessler, Gerald Green, Michael Berkowitz, Larry Badiner, Jim Nixon, Jim Miller, Vincent Marsh and Lori Yamauchi - Administrator Secretary.

A. DIRECTOR'S REPORT

1. Consideration of Resolution authorizing the Director of Planning to seek, accept and expend \$16,525 from the Metropolitan Transportation Commission for the Downtown Transportation Brokerage Program to be conducted by RIDES. (Feltham)
2. Consideration of a Resolution to Extend Contract period with the California Coastal Commission to September 30, 1987. (Kessler)

B. COMMISSIONERS' QUESTIONS & MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

3. 87.223M (Shotland)
Consideration of proposed amendments to the Recreation and Open Space Element of the Master Plan, and the Recreation and Open Space Programs document, as set forth in the Recreation and Open Space Element of the Master Plan, Proposal for Adoption, December, 1986, and the Recreation and Open Space Programs document. The proposed amendments would amend the policies, text, and maps of the current Master Plan Element, and Programs documents, which date from 1973, by adopting additions, deletions, and modifications to the existing chapters on Regional Open Space, Citywide Open Space, the Shoreline, the Neighborhoods, and adding a new chapter on the Downtown. Please call Stephen Shotland at 558-6308 for additional information about the proposal.
(Proposed for continuation to June 4, 1987)

CONTINUED TO JUNE 4, 1987

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

4. 86.707D (Berkowitz)
2533-35 GREENWICH STREET, south side between Divisadero and Scott Streets, Lot 22A in Assessor's Block 944 - Consideration of request for Discretionary Review of Building Permit Application No. 8608598, for the construction of a four story residential building in an RH-2 (House, Two-Family) district.
(Proposed for continuation to June 4, 1987)

CONTINUED TO JUNE 4, 1987

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

5. 86.707D (Berkowitz)
2533-35 GREENWICH STREET, south side between Divisadero and Scott Streets, Lot 22A in Assessor's Block 944 - Discretionary Review of Building Permit Application No. 8608598, as described above.
(Proposed for continuation to June 4, 1987)

CONTINUED TO JUNE 4, 1987

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

6. 86.593TE (Pearl)
Consideration of text amendments to the City Planning Code which add Section 177 thereto to require owners maintaining illegal dwelling units and other commercial space to pay relocation costs and damages to tenants displaced from such space, and amendments to Article 37 of the San Francisco Administrative Code (Residential Rent Stabilization and Arbitration Ordinance) which amend Section 37.9 thereof to permit landlords to recover possession of rental units where occupancy is not permitted by permits of record and to require owners to pay relocation costs and damages to tenants displaced from such units. (Board of Supervisors File 115-86-36.1)
(Continued from Regular Meeting of April 16, 1987)
(Proposed for continuation to June 18, 1987)

Item #86.593TE cont.

CONTINUED TO JUNE 18, 1987

VOTE: 7-0

D. CONSIDERAITON OF FINDINGS & FINAL MOTION; PUBLIC HEARING CLOSED

7. 87.130A (J. Malone)
398 EDDY STREET, the Cadillac Hotel, Designated Landmark number 176,
Lot 11 in Assessor's Block 333 - Consideration of final language to
APPROVE the Certificate of Appropriateness for an exterior sign.
(Public Hearing Closed and Continued from Regular Meeting of May 14,
1987)

APPROVED WITH AMENDMENTS, RESOLUTION #11021

VOTE: 7-0

8. 86.704C (McDonald)
1754 FILBERT STREET, north side between Octavia and Gough Streets,
Lot 11 in Assessor's Block 520 - Consideration of final language to
APPROVE the authorization of Conditional Use to permit construction
of FOUR DWELLING UNITS ON A LOT HAVING 4,125 SQUARE FEET OF AREA AND
A NUMBER OF PARKING SPACES EXCEEDING THE MAXIMUM ALLOWED AS
ACCESSORY PARKING in an RH-3 (House, Three-Family) district and a
40-X Height and Bulk district classification.
(Public Hearing Closed and Continued from Regular Meeting of May 14,
1987)

APPROVED WITH CONDITIONS, MOTION #11018

VOTE: 4-3

VOTING NO: COMMISSIONERS BIERMAN, HEMPHILL AND NAKASHIMA

E. REGULAR CALENDAR

9. 87.182C (Green)
5455 GEARY BOULEVARD, southeast corner of 19th Avenue and Geary
Boulevard, Lot 29 in Assessor's Block 1526 - Request for
authorization of Conditional Use to perjit installation of an
Automatic Teller Machine (ATM) WALK-UP FACILITY with less than the
required three (3) foot setback within an NC-3 (Moderate Scale
Neighborhood Commercial) district. The proposal is to install a
fourth ATM on the 19th Avenue side of the existing Wells Fargo Bank
in the area now occupied by a Walk-up window. The bank currently
has three (3) ATMs on the Geary Boulevard frontage.

1:55 - 1:56 P.M.

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11019

VOTE: 7-0

10. 87.219C (Green)
718 - 720 COLUMBUS AVENUE, side between Greenwich Street and Grover
Place, Lot 27 in Assessor's Block 90 - Request for authorization of
Conditional Use to permit conversion of a take-out food service
establishment to a FULL-SERVICE RESTAURANT and the expansion of the

Item #87.219C cont.

existing floor area of the restaurant within the North Beach Neighborhood Commercial district. The proposal is to establish a full service seafood restaurant and expand the existing establishment at 720 Columbus to include 718 Columbus to serve up to 48 persons in approximately 1,575 square feet of floor area.

1:56 - 1:57 P.M.

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11020

VOTE: 7-0

11. 87.196D

(Berkowitz)

840 MARKET STREET, north side between Ellis and Eddy Streets, Lot 2A in Assessor's Block 329 - Consideration of request for Discretionary Review of Building Permit Application No. 8701855 for the installation of a FAST FOOD RESTAURANT occupying 4029 square feet, located in a C-3-R (Downtown Retail) district.
(Continued from Regular Meeting of May 7, 1987)

1:57 - 2:55 P.M.

Items 11 and 12 were heard together. Speakers: 1. Walter Caplan - project sponsor representative. 2. Alice Carey - project sponsor historic preservation consultant. 3. Maurice Klabbell (pro). 4. Alexander Anoleck (pro). 5. Guy Cherney (pro). 6. Bob Cramer (pro). 7. Robert Jacobs - San Francisco Hotel Assoc. (con). 8. Ray Rabodich (con). 9. Christina Konstin (con). 10. Virgil Valin - project sponsor.

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

12. 87.196D

(Berkowitz)

840 MARKET STREET, north side between Ellis and Eddy Streets, Lot 2A in Assessor's Block 329 - Discretionary Review of Building Permit Application No. 8701855, as described above.
(Continued from Regular Meeting of May 7, 1987)

1:57 - 2:55 P.M.

Items 11 and 12 were heard together. See item 11 for speakers.

CONTINUED TO MAY 28, 1987

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

THE COMMISSION TOOK A RECESS FROM 3:00 TO 3:15 P.M.

13. 87.183EC

(Badiner)

840 POST STREET, 965 SUTTER STREET, a through block parcel between Hyde and Leavenworth Streets with frontage on Sutter and Post Streets, Lots 21 & 22 in Assessor's Block 300 - Request for authorization of CONDITIONAL USE and a PLANNED UNIT DEVELOPMENT for construction over 40 feet in a residential district, exceptions to the bulk limitations, to provide accessory parking in excess of 150% of the parking requirement, and exceptions to the rear yard requirements in an RC-4 (Residential - Commercial, High Density)

Item #87.183EC cont.

District and a 80-A Height and Bulk District. The proposed project would result in the construction of two 80 foot high residential/commercial buildings containing up to 185 dwelling units, and up to 4,000 square feet of retail use, and parking for up to 161 automobiles.

(Continued from Regular Meeting of May 14, 1987)

3:15 - 3:40 P.M.

Speakers: 1. Lee Woods - project sponsor representative. 2. Jerry Lee - project architect. 3. Lyman Jee - project sponsor. 4. Jack Shenefeld - project sponsor representative. 5. Anna Marie Devlin (con). 6. Phoebe Chaffey (con).

APPROVED WITH CONDITIONS, INCLUDING CONDITION THAT THE FINAL DESIGN BE BROUGHT BACK TO THE COMMISSION FOR FINAL APPROVAL, MOTION #11022

VOTE: 7-0

14. 87.70C

(Nixon)

22ND STREET, north side between Connecticut and Missouri Streets, Lots 43 and 44 in Assessor's Block 4100 - Request for authorization of Conditional Use to permit construction of a structure containing three (3) dwelling units after merger of two lots into one (1) lot of 5,000 square feet and authorization to permit parking for five (5) vehicles in an RH-2 (House, Two-Family) district with a 40-X Height and Bulk district classification.

3:40 - 4:25 P.M.

Speakers: 1. Bill Lem - project architect. 2. David Waters (con). 3. Juliet Montagnon (con). 4. John Sullivan (con). 5. John Lau - project sponsor.

CONTINUED TO JUNE 25, 1987

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

15. 86.688CVE

(Miller)

137 BROAD STREET, south side between Plymouth and Capitol Streets, Lots 36 and 37 in Assessor's Block 7113 - Request for authorization of Conditional Use to permit demolition of one dwelling unit and the construction of a CHURCH (True Gospel Missionary Baptist Church), with off-street parking in excess of accessory amounts, in an RH-2 (House, Two-Family) district. Approval of this project would also require the granting of a variance from the rear-yard requirements of the City Planning Code.

4:25 - 4:55 P.M.

Speakers: 1. Nehemiah Realm - project sponsor representative. 2. Rev. Charlie Cook - project sponsor.

APPROVED WITH AMENDED CONDITIONS, INCLUDING CONDITION THAT PRESENT CHURCH BUILDING AT 106 BROAD STREET BE REVERTED TO HOUSING, MOTION #11023

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

16. 86.688CVE (Miller)
137 BROAD STREET, south side between Plymouth and Capitol Streets,
Lots 36 and 37 in Assessor's Block 7113 - Request for a REAR YARD
VARIANCE to allow eight (8) off-street parking spaces and a
nine-foot extension of a one-story church building into the required
rear yard.

4:25 - 4:55 P.M.

Public testimony received. See item 11 for speakers.

3:00 P.M.

17. 87.25C (Marsh)
3826-30 NORIEGA STREET, north side between 45th and 46th Avenues,
Lot 25 in Assessor's Block 2004 - Request for authorization of
Conditional Use for a religious facility (Lutheran Church of the
Holy Spirit) in an NC-1 (Neighborhood Commercial Cluster) District.

4:55 - 5:30 P.M.

Speakers: 1. John Lau - project sponsor representative. 2. Rev.
Wilbert Holt - project sponsor.

CONTINUED TO MAY 28, 1987

VOTE: 7-0

18. 86.92ERDD (Marsh)
2675 25TH AVENUE, Review for consistency with the Master Plan of an
encroachment permit to create an access driveway or a pedestrian
walkway over an unimproved portion of 25th Avenue between Wawona
Street and Rosemary Court in an OS (Open Space) district.

5:35 - 7:00 P.M.

Items 18-20 were heard together.

NOTE: A certified court reporter was present. An official
transcript has been made and is available for reference purposes in
the files of the Department of City Planning.

Speakers: 1. Lloyd Crenna - project sponsor representative. 2.
Thomas McCormick - project sponsor. 3. John Seeto (pro). 4.
Michael Stevens (con). 5. Jack Buick (con).

PASSED MOTION FINDING ENCROACHMENT PERMIT TO BE INCONSISTENT WITH
MASTER PLAN

VOTE: 7-0

19. 86.92ERDD (Marsh)
2675 25TH AVENUE, north of Wawona Street, Lot 57 in Assessor's Block
2471 - Consideration of Discretionary Review of Building Permit No.
8700229 to construct a single-family dwelling within an RH-1 (House,
One-Family) district.

5:35 - 7:00 P.M.

Item 18-20 were heard together.

NOTE: A certified court reporter was present. An official
transcript has been made and is available for reference purposes in
the files of the Department of City Planning.

See item 18 for speakers.

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 7-0

May 21, 1987

20. 86.92ERDD (Marsh)
2675 25TH AVENUE, north of Wawona Street, Lot 57 in Assessor's Block
2471 - Discretionary Review of Building Permit Application No.
8700229, as described above.

5:35 - 7:00 P.M.

Items 18-20 were heard together.

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

See item 18 for speakers.

PASSED MOTION OF INTENT TO DISAPPROVE, FINAL LANGUAGE CONSIDERED ON
MAY 28, 1987 VOTE: 7-0

Adjournment

AT 7:00 P.M.

SF
C55
#21
6/4/87

S U M M A R Y

DOCUMENTS DEPT.

JUN 22 1987

SAN FRANCISCO
PUBLIC LIBRARY

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JUNE 4, 1987
ROOM 282, CITY HALL
1:30 P.M.

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B. 479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima and Rosenblatt.

ABSENT: Commissioner Wright.

Staff in attendance included: Dean L. Macris - Director of Planning, Robert Passmore - Zoning Administrator, Larry Badiner, Joseph Fitzpatrick, Gerald Green, David Hood, Jim Miller, Catherine Bauman, Lois Scott, Mike Berkowitz, Jim Nixon and Lori Yamauchi - Administrative Secretary.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 1:50 P.M.

A. DIRECTOR'S REPORT

1. Informational Presentation of Final Design for the Sutter/Post Apartments approved May 21, 1987 pursuant to City Planning Commission Motion No. 11022 (Blazej)

PRESENTATION COMPLETED. NO ACTION REQUIRED.

I.A.179 - 304

2. Consideration of Resolution to extend current professional services contracts beyond June 1987 with Robert Harrison; Recht Hausrath and Associates; Shute, Mihaly and Weinberger; and Center for Environmental Design Research, University of California.

CONTINUED TO JUNE 11, 1987

B. COMMISSIONERS' QUESTIONS & MATTERS

C. PUBLIC COMMENTD. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

3. 87.165D (Miller)
2744 GREEN STREET, north side between Baker and Broderick Streets,
Lot in Assessor's Block - Consideration of motion to DISAPPROVE
Building Permit Application No. 8700761 for the addition of a fourth
floor of occupancy to a three-family dwelling in an RH-2 (House, Two
Family) district.
(Public Hearing Closed and Continued from Regular Meeting of May 28,
1987)

CONTINUED TO JUNE 11, 1987
ABSENT: COMMISSIONER WRIGHT

VOTE: 6-0

E. ITEMS TO BE CONTINUED

4. 87.306Q (Skiffer)
2774 UNION STREET, north side between Baker and Broderick Streets,
Lot 14 in Assessor's Block 947 - Request for an Exception from the
low and moderate income provisions of the Subdivision Code for a
previously approved four-unit residential condominium conversion
subdivision.
(Proposed for continuation to June 18, 1987)

CONTINUED TO JUNE 18, 1987
ABSENT: COMMISSIONER WRIGHT

VOTE: 6-0

5. 87.81C (Skiffer)
OCEAN BEACH ESTATES, 654 AND 700 GREAT HIGHWAY, at Balboa Street,
Lot 1 in Assessor's Block 1592 and Lot 2 in Assessor's Block 1595 -
Request for authorization of Conditional Use to extend the
previously approved conditional use authorization given in City
Planning Commission Motion No. 9633 for Case No. 82.167C for a
period of three years in order to complete the subject development
proposal in a C-1 (Neighborhood Shopping) district, RM-1 (Mixed,
Low-Density) district, and RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of April 2, 1987)
(Proposed for continuation to July 2, 1987)

CONTINUED TO JULY 9, 1987
ABSENT: COMMISSIONER WRIGHT

VOTE: 6-0

6. 87.81P (Skiffer)
654 - 700 GREAT HIGHWAY, at Balboa Street, Lot 1 in Assessor's Block
1592 (Parcel 4), and Lot 2 in Assessor's Block 1595 (Parcel 3) -
Consideration of Approval of a Coastal Permit to allow the
development of up to 203 units on Parcel 3 and up to 135 units on
Parcel 4 in conformity with previous City Planning Commission

Item #87.81P cont.

Approvals for this Planned Unit Development in a C-1 (Neighborhood Shopping) district, RH-2 (House, Two Family) district, and an RM-1 (Mixed Residential, Low Density) district.
(Proposed for continuation to July 2, 1987)

CONTINUED TO JULY 9, 1987

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

7. 86.405ETZ (Skiffer)
16TH AND VALENCIA STREETS AFFORDABLE HOUSING SPECIAL USE DISTRICT -
Consideration of proposed amendments to the Zoning Map and text of the Planning Code, having as its purpose the development of low and moderate income rental housing through the granting of a twenty-five percent density bonus. THE PROPERTY WITHIN THE SPECIAL USE DISTRICT TO BE COMPRISED OF ASSESSOR'S BLOCK 3554, LOT 16.
(Continued from Regular Meeting of May 7, 1987)
(Proposed for continuation to June 18, 1987)

CONTINUED TO JUNE 18, 1987

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

8. 86.405EC (Skiffer)
483-89 VALENCIA STREET, northeast corner of 16th and Valencia Streets, Lot 16 in Assessor's Block 3554 - Request for authorization of Conditional Use for a LARGE FAST FOOD RESTAURANT and a COMMERCIAL USE EXCEEDING 3,000 square feet in the Valencia Street Neighborhood Commercial District, and request for authorization of Conditional Use to permit 20 AFFORDABLE DWELLING UNITS in lieu of the 16 units otherwise allowed on the subject lot in the Valencia Street Neighborhood Commercial District and the 16th and Valencia Streets Affordable Housing Special Use District.
(Continued from Regular Meeting of May 7, 1987)
(Proposed for continuation to June 18, 1987)

CONTINUED TO JUNE 18, 1987

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

9. 86.405EV (Skiffer)
483-89 VALENCIA STREET, northeast corner of 16th and Valencia Streets, Lot 16 in Assessor's Block 3554 - Request for REAR YARD, USABLE OPEN SPACE, EXPOSURE OF A DWELLING UNIT TO OPEN SPACE, OBSTRUCTIONS OVER STREETS, AND COMMERCIAL STREET FRONTAGE EXPOSURE VARIANCES for the development of a twenty unit affordable housing project with ground floor commercial space in the Valencia Street Neighborhood Commercial District and a 50-X Height and Bulk District.
(Continued from Regular Meeting of May 7, 1987)
(Proposed for continuation to June 18, 1987)

CONTINUED TO JUNE 18, 1987

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

10. 83.327EICBCC (Fitzpatrick)
ST. MARY'S HOSPITAL; the southeastern seven-eighths of the block bounded by Hayes, Stanyan, Fulton and Shrader Streets, Lots 29A, 36 and 37 in Assessor's Block 1191 and the northwestern one-third of the block bounded by Fell, Stanyan, Hayes and Shrader Streets; Lots 11, 11A and 14 in Assessor's Block 1213 - Request for authorization of Conditional Use for a Planned Unit Development for the construction of a four story 41-foot-high (measured at mid point of the Fulton Street frontage to the roof) and 50-foot-high (measured at mid point of the Shrader Street frontage to the roof) approximately 52,000 SQUARE FOOT MEDICAL BUILDING on a site at the southwest corner of Fulton and Shrader Streets within the campus of St. Mary's Hospital containing out-patient specialty care clinics, approximately 24,500 square feet of physicians' offices and 375 parking spaces in an RH-3 (House; Three Family) district, and resulting in a campus-wide Floor Area Ratio of 1.95 to 1 exceeding the otherwise permitted Floor Area Ratio of 1.80 to 1 (not including corner and through lot premiums), and being over 40 feet in a residential district (but in an 80-D Height and Bulk district), and with an intrusion into the otherwise required rear yard, and with possible exceptions to the bulk limitations at the fourth floor, and with the provision of parking in amounts exceeding those defined as accessory in the Code.
(Proposed to be continued indefinitely.)

CONTINUED TO JULY 9, 1987
ABSENT: COMMISSIONER WRIGHT

VOTE: 6-0

11. 86.110EZ (Hood)
2627 LOMBARD STREET, south side between Baker and Broderick Streets, Lots 1, 36 and 37 in Assessor's Block 939 - Consideration of request to RECLASSIFY property from an RH-2 (House, Two-Family) district to an NC-3 (Moderate-Scale Neighborhood Commercial) district.
(Continued from Regular Meeting of May 7, 1987)
(Proposed for continuation to June 11, 1987)

CONTINUED TO JUNE 11, 1987
ABSENT: COMMISSIONER WRIGHT

VOTE: 6-0

12. 87.223M - (Shotland)
Consideration of proposed amendments to the Recreation and Open Space Element of the Master Plan, and the Recreation and Open Space Programs document, as set forth in the Recreation and Open Space Element of the Master Plan, Proposal for Adoption, December, 1986, and the Recreation and Open Space Programs document. The proposed amendments would amend the policies, text, and maps of the current Master Plan Element, and Programs documents, which date from 1973, by adopting additions, deletions, and modifications to the existing chapters on Regional Open Space, Citywide Open Space, the Shoreline,

Item 87.223M cont.

the Neighborhoods, and adding a new chapter on the Downtown. Please call Stephen Shotland at 558-6308 for additional information about the proposal.

(Continued from Regular Meeting of May 21, 1987)

(Proposed for continuation to June 11, 1987)

CONTINUED TO JUNE 25, 1987
ABSENT: COMMISSIONER WRIGHT

VOTE: 6-0

F. REGULAR CALENDAR

13. 83.98ERCC

(Fitzpatrick)

STONESTOWN SHOPPING CENTER, 19th Avenue at Winston Drive, Lot 19 in Assessor's Block 7295, and Lots 5 to 9 in Assessor's Block 7296 - Request for authorization of Conditional Use to amend earlier authorization for the Planned Unit Development for the renovation and expansion of a shopping center in a C-2 (Community Business) district. The proposed amendment concerns changes in temporary construction detours from those previously authorized.

2:15 - 2:20 P.M.

I.A.475 - 538

Speaker: 1. Skip Wall - project sponsor's representative.

APPROVED, MOTION #11035

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

14. 87.212C

(Green)

3321 - 20TH STREET, south side between Shotwell and Folsom Streets, Lot 1 in Assessor's Block 3611 - Request for authorization of Conditional Use to permit a TAKE-OUT RETAIL BAKERY within an NC-2 (Small-Scale Neighborhood Commercial) District. The proposal is to install a bakery without seating in approximately 399 square feet of floor area.

2:20 - 2:22 P.M.

I.A.539 - 558

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11036

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

15. 87.200C

(Green)

4001 MISSION STREET, southwest corner of Murray Street, Lot 58 in Assessor's Block 5835 - Request for authorization of Conditional Use to permit an expansion of an existing SMALL FAST FOOD ESTABLISHMENT to a LARGE FAST FOOD RESTAURANT as defined by Section 790.91 of the Planning Code within an NC-1 (Neighborhood Commercial Cluster) district. The proposal is to increase the existing Kentucky Fried Chicken restaurant by approximately 465 square feet and 32 seats. The total size of the establishment if approved by the Commission would be 1,997 square feet with 40 seats.

Item #87.200C cont.

2:22 - 2:50 P.M.

I.A.559 - 878

Speakers: 1. Debbie Petersen - project architect. 2. Lisa Bacca - project applicant. 3. Herbert Smith - St. Mary's Improvement Assoc. (con) 4. Holly Cordery (con).

APPROVED WITH CONDITIONS, MOTION #11037

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

16. 86.381EC

(Hood)

1826 - 23RD STREET, northeast corner of 23rd and Wisconsin Streets, Lot 73 in Assessor's Block 4162 - Request for authorization of Conditional Use to demolish existing residential units and construct eight dwelling units and 2,450 square feet of commercial space on a lot containing more than 5,000 square feet of area in an NC-1 (Neighborhood Commercial Cluster) district.

(Continued from Regular Meeting of May 28, 1987)

2:55 - 3:10 P.M.

I.B.142 - 364

Speakers: 1. Elise Rossen - Mayor's Office of Housing and Economic Development (pro). 2. Bruce Bauman - project sponsor's representative. 3. Howard Harrison (con). 4. Sara Berenson (con).

APPROVED WITH CONDITIONS, MOTION #11038

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

17. 87.214C

(Miller)

127 HUGO STREET, south side between 2nd and 3rd Avenues, Lot 24 in Assessor's Block 1751 - Request for authorization of Conditional Use to permit EXPANSION OF A CHILDCARE FACILITY FROM 12 to 15 children in an RH-2 (House, Two-Family) district.

3:10 - 3:20 P.M.

I.B.366 - 504

Speakers: 1. Mrs. Scott - project applicant. 2. John Westermark (con).

APPROVED WITH CONDITIONS, MOTION #11039

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

18. 87.227CP

(Miller)

207 SKYLINE BOULEVARD between Zoo Road and The Great Highway, Lot 1 in Assessor's Block 7283 - Request for authorization of Conditional Use and request for authorization of a COASTAL PERMIT for EXPANSION OF A DAY CARE/PRIVATE RECREATION FACILITY (Recreation Center for the Handicapped) in a P (Public Use) district and in the California Coastal Zone.

CONTINUED TO JUNE 11, 1987

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

THE COMMISSION TOOK A RECESS FROM 3:20 TO 3:45 P.M.

2:30 P.M.

19. 84.533EC (Bauman)
BLOCK BOUNDED BY KEARNY, COLUMBUS, WASHINGTON and JACKSON STREET -
Including site of former INTERNATIONAL HOTEL, Lot 4, 5, 11 and 13 in Assessor's Block 195 - Certification of Final Environmental Impact Report for the Pan Magna Plaza Project involving the construction of two structures including a total of 178,100 gross square feet of office space, 21,600 gross square feet of retail space, 120 residential units for senior citizens or the disabled and 139 valet parking spaces in the CCB, (Chinatown Community Business) district and the CRNC (Chinatown Residential Neighborhood Commercial) district, and a 65-D-2 Height and Bulk District, requiring Conditional Use authorizations for exceptions under the City Planning Code.

3:45 - 3:55 P.M.

I.B.531 - 654

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

EIR CERTIFICATION APPROVED, MOTION #11040

VOTE: 5-1

VOTING NO: COMMISSIONER BIERMAN

ABSENT: COMMISSIONER WRIGHT

20. 84.533EC (Scott)
BLOCK BOUNDED BY KEARNY, COLUMBUS, WASHINGTON AND JACKSON STREETS
including site of former INTERNATIONAL HOTEL, Lots 4, 5, 11 and 13 in Assessor's Block 195. Request for authorization of Conditional Use for a Planned Unit Development involving the construction of two structures including approximately 45,300 square feet of low income housing for the elderly (126 residential units), 50,700 square feet of commercial (retail/restaurant) space, and 81,300 square feet of office space. In addition, the project would provide 9,400 square feet of open space in the form of a roof-top garden and terrace. There would be 6,600 square feet reserved for a community center. The project would include 146 self-service and 31 valet parking spaces (74,908 square feet), and 5,600 square feet of mechanical and storage area. The total proposed development is approximately 290,208 square feet and is analyzed in Final EIR 84.533EC as Alternative G. It is located in the CCB (Chinatown Community Business) district and CR/NC (Chinatown Residential Neighborhood Commercial) district and a 65-D-2 Height and Bulk District and requires Conditional Use authorizations for exceptions under the City Planning Code.

3:55 - 5:00 P.M.

I.B.655 - II.A.477

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speakers: 1. Stephen Taber - project sponsor's representative. 2.

Item #84.533EC cont.

Lun Chan - project architect for site A. 3. Jeffrey Heller - project architect for site B. 4. Roland Lowe - International Hotel Citizens Advisory Committee (pro). 5. Gordon Chin - Chinatown Resource Center (pro). 6. Tom Jones - Asian Neighborhood Design (pro). 7. J.B. Saunders - Union for the Homeless (con). 8. Michael Burke - representing Montgomery - Washington Tower Assoc. (con). 9. Bill Kibbe - project architect associate. 10. Michael Levin.

THE COMMISSION ASKED THE DEPARTMENT STAFF TO WORK WITH THE PROJECT SPONSOR ON THE POSITIONING OF THE RESIDENTIAL TOWER ON SITE A, THE QUALITY OF MATERIALS USED ON THE TOWER EXTERIOR AND THE ARCHITECTURAL QUALITY OF THE OFFICE BUILDING RELATIVE TO THE SURROUNDING BUILDINGS. CONTINUED TO JULY 9, 1987

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

21. 86.707D (Berkowitz)
2533-35 GREENWICH STREET, south side between Divisadero and Scott Streets, Lot 22A in Assessor's Block 944 - Consideration of request for Discretionary Review of Building Permit Application No. 8608598 for the construction of a four story residential building in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of May 21, 1987)

5:10 - 5:50 P.M.

II.A.505 - II.B.455

Speakers: 1. Frederick Hertz - project applicant's representative. 2. Joan Crowley - Requestor of Discretionary Review. 3. James Teter - (pro DR). 4. John Brown - representing Mr. & Mrs. Stewart Gordon (pro DR). 5. Ginelle Relin - Cow Hollow Association (pro DR).

CONTINUED TO JULY 9, 1987

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

22. 86.707D (Berkowitz)
2533-35 GREENWICH STREET, south side between Divisadero and Scott Streets, Lot 22A in Assessor's Block 944 - Discretionary Review of Building Permit Application No. 8608598, as described above.

CONTINUED TO JULY 9, 1987

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

23. 87.317D (Berkowitz)
1258 - 18TH AVENUE, east side between Lincoln Way and Irving Street, Lot 29 in Assessor's Block 1733 - Consideration of request for Discretionary Review of Building Permit Application No. 8702571 for the proposed demolition of a single family residential structure.

CONTINUED TO JUNE 18, 1987

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

24. 87.317D (Berkowitz)
1258 - 18TH AVENUE, east side between Lincoln Way and Irving Street, Lot 29 in Assessor's Block 1733 - Discretionary Review of Building Permit Application No. 8702571, as described above.

Item #87.317D cont.

CONTINUED TO JUNE 18, 1987

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

25. 87.126D

(Nixon)

848 42ND AVENUE, east side between Cabrillo and Fulton Streets, Lot 4A in Assessor's Block 1684 - Consideration of request for Discretionary Review of Building Permit Application No. 8702374 for the proposed construction of a two-family, two story, over garage building after the demolition of a single-family dwelling in an RH-2 (House, Two Family) district.

5:50 - 6:05 P.M.

II.B.476 - 699

Speakers: 1. Jonathan Bulkley - Request of Discretionary Review.

2. Pedro Femenia (pro DR). 3. Carol Femenia (pro DR).

CONTINUED TO JULY 9, 1987

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

26. 87.126D

(Nixon)

848 42ND AVENUE, east side between Cabrillo and Fulton Streets, Lot 4A in Assessor's Block 1684 - Discretionary Review of Building Permit Application No. 8702374, as described above.

CONTINUED TO JULY 9, 1987

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

Adjournment AT 6:10 P.M.

ADDENDUM

S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JUNE 4, 1987
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, and Rosenblatt.

1:30 P.M.

- 3a. 87.232C (Green)
2360 POST STREET, north side between Broderick and Divisadero Street, Lot 12 in Assessor's Block 1076 - Consideration of final language to APPROVE the authorization of Conditional Use to permit the establishment of an existing AUTOMOTIVE REPAIR COMMERCIAL USE within an NC-3 (Moderate Scale Neighborhood Commercial) district. The proposal is to legalize an existing auto repair garage which has been in operation illegally since May 1, 1984.
(Public Hearing Closed and Continued from Regular Meeting of May 28, 1987)

I.A.323 - 474

Speakers: 1. David Cincotta - project sponsor's representative. 2. Ed Kitts - project sponsor.

APPROVED WITH CONDITIONS, MOTION #11034

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

S U M M A R Y

OF THE
SAN FRANCISCO
RECREATION AND PARK COMMISSION
AND
CITY PLANNING COMMISSION
SPECIAL JOINT MEETING
THURSDAY
JUNE 11, 1987
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

JUL 9 1987

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NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B. 479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: City Planning Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, Rosenblatt and Wright.

Recreation and Park Commissioners Eickman, Friend, Harris, McAteer, Meyer, Mori and Rodriguez.

1:30 P.M.

THE SPECIAL MEETING WAS CALLED TO ORDER AT 1:35 P.M.

A. PUBLIC COMMENT

B. SPECIAL CALENDAR

1. Reconsideration of the adoption of the recommendations of the Report on the 1987-88 Open Space Acquisition and Park Renovation Fund by the General Manager, Recreation and Park Department. (Shotland)
The public hearing on this matter has been closed.

I.A.002 - 366

Mary Burns, General Manager of the Recreation and Park Department, made preliminary comments, reaffirming her recommendation that the City acquire the Rock located in Golden Gate Heights.

Recreation and Park Commissioner Eickman stated his opposition to the purchase of the Rock and the reasons behind his opposition.

Recreation and Park Commissioner Meyer stated her support of the purchase of the Rock. Recreation and Park Commissioner Rodriguez stated his opposition to the purchase of the Rock.

B. SPECIAL CALENDAR (Cont)

THE RECREATION AND PARK COMMISSION VOTED TO APPROVE THE GENERAL MANAGER'S REPORT WITH THE ROCK ACQUISITION BY A VOTE OF 5-2, COMMISSIONERS EICKMAN AND RODRIGUEZ DISSENTING.

THE CITY PLANNING COMMISSION VOTED UNANIMOUSLY TO APPROVE THE GENERAL MANAGER'S REPORT WITH THE ROCK ACQUISITION.

Adjourned: 1:55 P.M.

CPC 175

S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JUNE 11, 1987
ROOM 282, CITY HALL
2:00 P.M.

PRESENT: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, Rosenblatt and Wright.

Staff in attendance included: Dean Macris - Director of Planning, Milton Edelin - Deputy Director of Planning, George Williams - Assistant Director of Plans and Programs, Robert Passmore - Zoning Administrator, Gene Coleman, Jim Miller, Gerald Green, Amit Ghosh, Lu Blazej, and Lori Yamauchi - Administrative Secretary.

2:00 P.M.

THE REGULAR MEETING WAS CALLED TO ORDER AT 2:10 P.M.

A. DIRECTOR'S REPORT

1. Consideration of Resolution to extend the current contract with the California Environmental Intern Program. (Kessler)

2:10 - 2:20 P.M.

I.A.379 - 519

Item 1, 3 and 4 were heard together. Speaker: Carol Isen - IFPTE, Local 21.

APPROVED, RESOLUTION #11042

VOTE: 7-0

2. Consideration of Resolution authorizing the Director of Planning to use the San Francisco Foundation as a conduit for mitigation funds from three hotels in the North of Market area into the United Tenderloin Community Fund. (Coleman)

No public testimony received.

I.A.520 - 567

APPROVED, RESOLUTION #11048

VOTE: 7-0

3. Consideration of Resolution authorizing the Director of Planning to enter into a personal services contract with McGuire and Company. (Kessler)

2:10 - 2:20 P.M.

I.A.379 - 519

Item 1, 3 and 4 were heard together. Speaker: Carol Isen - IFPTE, Local 21.

APPROVED, RESOLUTION #11043

VOTE: 7-0

4. Consideration of Resolution to extend current professional services contracts beyond June 1987 with Robert Harrison; Recht Hausrath and Associates; Shute, Mihaly and Weinberger; and Center for Environmental Design Research, University of California. (Kessler)

2:10 - 2:20 P.M.

I.A.379 - 519

Items 1, 3 and 4 were heard together. Speaker: Carol Isen - IFPTE, Local 21.

APPROVED, RESOLUTION #11044 (Robert Harrison) VOTE: 7-0

APPROVED, RESOLUTION #11045 (Shute, Mihaly and Weinberger) VOTE: 7-0

APPROVED, RESOLUTION #11046 (Recht Hausrath and Associates) VOTE: 7-0

APPROVED, RESOLUTION #11047 (Center for Environmental Design Research) VOTE: 7-0

Mr. Passmore reported on the volume of Neighborhood Commercial Conditional Use cases and the timing of processing.

B. COMMISSIONERS' QUESTIONS & MATTERS

3:15 - 3:50 P.M.

I.B.423 - 683

Commissioner Rosenblatt asked that the Department prepare amendments to the Planning Code which would address problems in residential districts in the Richmond and Sunset. These amendments would be established as interim controls with an effective grandfather date of today (June 11, 1987). Mr. Macris and Mr. Passmore described a package of interim controls which include the following: 1) Parking requirements of one space and no less than one space per dwelling unit, or one space per 750 gross square feet of floor area, with allowances for tandem spaces and limitations on garage entrances; 2) Building scale reductions through lowering heights to a 24 foot as of right maximum, with allowances for heights above 24' up to 30, 35 or 40 feet based on averaging adjacent building heights, and increasing the rear yard requirement for RH-1 districts from 25% lot depth to 45% lot depth with no averaging provisions; 3) Architectural quality controls through the adoption of the Residential Design Guidelines as Standards to evaluate projects against Priority Policies of Proposition M. When asked about how to deal with the pending Discretionary Review cases in the Richmond and Sunset, Mr. Macris suggested that the Commission might consider having a committee of the Commission review the cases with staff to make recommendations to the full Commission, after a public hearing.

I.B.684 - 818

Mr. Macris then asked Andrew Schwartz, Deputy Attorney, to interpret the recent Supreme Court ruling on mandatory compensation for temporary taking of property rights. Mr. Schwartz described the case of the Lutheran Church vs. the County of Los Angeles. He noted that the Supreme Court ruled that monetary damages were available as a remedy to property owners when a temporary taking of property rights has occurred but the court did not expand the law as to what constitutes a taking. He further noted that the City can still downzone property and impose interim controls. However, if a property owner can establish that the zoning

COMMISSIONERS' QUESTIONS & MATTERS cont.

takes away substantially all economic use of his property, the City must pay just compensation to the property owner of that loss in property use. Mr. Schwartz also discussed the dissenting opinion, which pointed out procedural problems imposed by the majority opinion, especially in the delays in determining the validity of the land use regulation while the taking issue was being evaluated.

C. PUBLIC COMMENTD. ITEMS TO BE CONTINUED

5. 87.237C (Hood)
3301-05 BUCHANAN STREET, west side between Lombard and Magnolia Streets, Lot 2 in Assessor's Block 493 - Request for authorization of Conditional Use to DEMOLISH ONE DWELLING UNIT and construct approximately 2,400 occupied square feet of retail space at the first-story level and approximately 2,400 occupied square feet of office space at the second-story level in an NC-3 (Moderate-Scale Neighborhood Commercial) District.
(Proposed for continuation to June 18, 1987)

CONTINUED TO JUNE 18, 1987

VOTE: 7-0

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

6. 87.165D (Miller)
2744 GREEN STREET, north side between Baker and Broderick Streets, Lot in Assessor's Block - Consideration of motion to DISAPPROVE Building Permit Application No. 8700761 for the addition of a fourth floor of occupancy to a three-family dwelling in an RH-2 (House, Two Family) district.
(Public Hearing Closed and Continued from Regular Meeting of June 4, 1987)

CONTINUED TO JUNE 18, 1987

VOTE: 7-0

F. CONSENT CALENDAR

7. 87.271C (Green)
2304 MARKET STREET, north side between 16th and Castro Streets, Lot 1 in Assessor's Block 3562 - Request for authorization of Conditional Use to modify a condition as set forth in City Planning Commission Motion No. 10856 within the Upper Market Street Neighborhood Commercial District. The proposal is to transfer ownership of an existing Fast Food and Take Out Food Services Establishment to another party. This application has been placed on the Consent Calendar with a recommendation for approval as proposed in the application. The Conditions of Approval made a part of this Application is available for inspection at the Department of City Planning.

Item #87.271C cont.

APPROVED WITH CONDITIONS, MOTION #11049

VOTE: 7-0

F. REGULAR CALENDAR

8. 87.227CP (Miller)
207 SKYLINE BOULEVARD between Zoo Road and The Great Highway, Lot 1 in Assessor's Block 7283 - Request for authorization of Conditional Use and request for authorization of a COASTAL PERMIT for EXPANSION OF A DAY CARE/PRIVATE RECREATION FACILITY (Recreation Center for the Handicapped) in a P (Public Use) district and in the California Coastal Zone.
(Continued from Regular Meeting of June 4, 1987)

2:55 - 2:40 P.M.

I.A.615 - 744

Speaker: Dennis Dodd - project architect.

APPROVED WITH CONDITIONS, MOTION #11050

VOTE: 7-0

9. 87.220VC (Green)
1757 WALLER STREET, south side between Stanyan and Shrader Streets, Lot 29 in Assessor's Block 1250 - Request for authorization of Conditional Use to legalize a conversion from residential to commercial use and to permit establishment of a two story Child House Prevention Facility defined by Section 790.50 of the Planning Code as an Institutional Use within the Haight Street Neighborhood Commercial District. The proposal is to establish a two story plus mezzanine facility providing a small post secondary educational component, child care, short term respite, and support services in approximately 7,000 square feet of floor area.

2:40 - 3:05 P.M.

I.A.745 - I.B.293

Speakers: 1. Kathy Baxter - Stern-project sponsor. 2. Paul Cotter - Juvenile Division, Police Dept. (pro). 3. Raymond Packett (con). 4. Steve Coleman - Haight Ashbury Improvement Assoc. (con). 5. Nola Thiebold.

APPROVED WITH AMENDED CONDITIONS (NO FACADE) MOTION #11051

VOTE: 7-0

10. 86.611EC (Green)
4828 MISSION STREET, north side between Onondaga and Leo Streets, Lot 2 in Assessor's Block 6959 - Request for authorization of Conditional Use to permit construction of a mixed-use building on a lot over 9,999 square feet within a NC-3 (Moderate Scale Neighborhood Commercial) district. The proposal is to construct a three (3) story over basement mixed use building with 20 apartment units on two stories above two separate commercial spaces (totalling 4,050 square feet) on the ground floor on a lot approximately 15,000 square feet in area.

3:05 - 3:10 P.M.

I.B.298 - 361

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11052

VOTE: 7-0

11. 86.110EZ (Hood)
2627 LOMBARD STREET, south side between Baker and Broderick Streets, Lots 1, 36 and 37 in Assessor's Block 939 - Consideration of request to RECLASSIFY property from an RH-2 (House, Two-Family) district to an NC-3 (Moderate-Scale Neighborhood Commercial) district.
(Continued from Regular Meeting of June 4, 1987)

CONTINUED TO JUNE 18, 1987

VOTE: 7-0

3:00 P.M.

THE COMMISSION TOOK A RECESS FROM 3:50 - 4:15 P.M.

12. 84.432EXB (Badiner/Bateson)
235 PINE STREET, south side between Battery and Sansome Streets, Lot 15 in Assessor's Block 267 - Request for Determinations of Compliance and Exceptions under Section 309 of the Planning Code, request for authorization of Office Space in excess of 50,000 square feet under Section 321 of the Planning Code and request for Conditional Use authorization to permit 147,500 square feet office space, 2500 square feet of retail space, and parking for 60 cars within the C-3-0 District and a 450-S Height and Bulk District. The Project requests an Exception from the side setback requirements and the Bulk requirements. The proposal is for a 25-story, 325-foot tall building.

4:15 - 4:35 P.M.

II.A.012 - 432

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speakers: 1. Charles Graham - London-Edinburgh Trust, project sponsor. 2. Steve O'Brien - project architect. 3. Ben Martinez - Mission Housing Development Corp.

CONTINUED TO JUNE 25, 1987

VOTE: 7-0

13. 85.75XCB (Badiner/Bateson)
343 SANSOME STREET, between California and Sacramento Streets, Lots 2, 24, 27 and 28 in Assessor's Block 239 - Request for Determinations of Compliance under Section 309 of the Planning Code, request for authorization of Office Space in excess of 50,000 square feet under Section 321 of the Planning Code and request for Conditional Use authorization to permit an addition of 160,449 square feet of office space, 13,370 square feet of retail space and 87 parking spaces to an existing 71,180 square foot office building within the C-3-0 District and a 300-S Height and Bulk District. The Project requires Conditional Use authorization to exceed the amount of parking allowed as an Accessory Use. The proposal is to construct a 15-story, 212 foot tall building and renovate 343 Sansome Street, a Category III Preservation Building.

Item #85.75XCB cont.

4:40 - 5:35 P.M.

II.A.475 - II.B.274

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speakers: 1. Jim Buie - Gerald D. Hines Interests, project sponsor. 2. John Burgee - project architect. 3. Stuart Warner - YMCA (pro). 4. Donald Dana - Wells Fargo Bank (pro). 5. Mark Ryser - S. F. Foundation for Architectural Heritage (con). 6. Sue Hestor - San Franciscans for Reasonable Growth (con). 7. Michael Levin (con).

Commissioner Bireman questioned the type of open space provided in this project and the appropriateness of the cornice. Commissioner Hemphill questioned the congruity of the new building relative to the historic 343 Sansome building. Commissioner Allen questioned the bulk of the building and the scale of the cornice.

CONTINUED TO JUNE 25, 1987

VOTE: 7-0

14. 85.414XB

(Badiner/Bateson)

101 SECOND STREET, southeast corner of Second and Mission Streets, Lots 72, 73, 74 and 75 in Assessor's Block 3721 - Request for Determinations of Compliance and Exceptions under Section 309 of the Planning Code and request for authorization of Office Space in excess of 50,000 square feet under Section 321 of the Planning Code to permit 377,525 square feet of office space, 4,750 square feet of retail space and 91 parking spaces within the C-3-0 District and a 500-S and 150-S Height and Bulk Districts and within the Second-New Montgomery Conservation District. The Project requests an Exception from the ground level wind requirements and Separation of Tower requirement. The proposal is to construct a 32-story 457-foot high building.

5:45 - 6:15 P.M.

II.B.283 - 715

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speakers: 1. David Fitzpatrick - Markborough California Properties, project sponsor. 2. Larry Doane - project architect. 3. Dr. Arthur Stamps. 4. Patrick Mason. 5. Sue Hestor - San Franciscans for Reasonable Growth (con).

Commissioner Bierman commented on the building design, questioning its size and relationship to the corner of Second and Mission Streets.

CONTINUED TO JUNE 25, 1987

VOTE: 7-0

15. 86.85XCB

(Badiner/Bateson)

600 CALIFORNIA STREET, northwest corner of California and Kearny Streets, through to Sacramento Street, Lots 3 and 26 in Assessor's Block 241 - Request for Determinations of Compliance and Exceptions under Section 309 of the Planning Code, request for authorization of Office Space in excess of 50,000 square feet under Section 321 of

Item #86.85XCB cont.

the Planning Code and request for Conditional Use authorization to permit 318,030 square feet of office space, 9,165 square feet of retail space and parking for 232 cars within the C-3-0 District and a 250-S Height and Bulk District. The Project requests Exceptions from bulk requirements, wind speed requirements and Separation of Tower requirement. The Project requires Conditional Use authorization to exceed the amount of parking allowed as an Accessory Use. The proposal is to create a 19-story, 253-foot tall building on California Street, stepping down to 50 feet on Sacramento Street.

6:25 - 8:15 P.M.

II.B.721 - III.B.533

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speakers: 1. Mike Jessee - Federal Home Loan Bank of San Francisco, project sponsor. 2. Gene Kohn - project architect. 3. Alex Ward - project architect. 4. Michael Levin. 5. Norman Yee - Chinatown - North Beach Child Care Coalition (con). 6. Gary Wong - Committee for Better Parks and Recreation in Chinatown (con). 7. Terry Ow-Wing - Committee for Better Parks and Recreation in Chinatown (con). 8. Rachel Shigekane - Chinese for Affirmative Action (con). 9. Sherry Levit - Hartford Building (con). 10. Tom Gille - Hartford Building (con). 11. Alan Raznick - Coalition of San Francisco Neighborhoods. 12. Maurice Lim-Miller - Asian Neighborhood Design. 13. Alton Chinn - Chinese Chamber of Commerce (con). 14. David Prowler - Chinatown Resource Center. 15. Jill Spencer - Federal Home Loan Bank. 16. Sue Diamond - attorney for project sponsor. Commissioner Rosenblatt queried the project architects about the size of the loggia space. Commissioner Wright expressed concern about the blank wall facing 650 California Street. Commissioner Allen expressed concern about the size and scale of the columns. Commissioner Nakashima expressed concern about the building design, and the effects on the Hartford Building and on Chinatown.

CONTINUED TO JUNE 25, 1987

VOTE: 7-0

16. 84.448C

(Badiner/Bateson)

1601 MISSION STREET, at South Van Ness Avenue, Lots 1, 33, 36A & 40 in Assessor's Block 3514 - Request for authorization of Office Space in excess of 50,000 square feet under Section 321 of the Planning Code and request for Conditional Use authorization to permit 229,500 square feet of office space, 20,000 square feet of retail space, 373 parking spaces, and 84 dwelling units within the C-M District and a 105-E Height and Bulk District. The Project requires Conditional Use authorization for a Planned Unit Development with exceptions to the rear yard requirements, and parking requirements and to allow residential use in a C-M district.

The proposal is to create one office building and one residential building with up to 84 units.

Item #84.448C cont.

8:30 - 10:30 P.M.

III.8.538 - IV.8.409

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speakers: 1. Craig Cannizzo - representative of Deringer Development, project sponsor. 2. Tom Leary - Deringer Development. 3. Bruce Breitman (pro). 4. William Burrell - project architect. 5. Herb McLaughlin - project architect. 6. Anya Malka Helevi - South of Market Community Association (pro). 7. Tricia James - South of Market Business Association (pro). 8. Dr. Rudy Noble (pro). 9. Julio Vallaparies (pro). 10. Darrell Alatorre (pro). 11. Stan Deskarno (pro). 12. George Scarborough - Breyer Electric Co. (pro). 13. Liane Ramirez (pro). 14. Neil Cunningham - The Parking Place (pro). 15. David Spero - North Mission Assoc. (con). 16. Bob Weisblatt - North Mission Assoc. (con). 17. Michael Harney - San Francisco Tenants Union (con). 18. Sue Hestor - San Franciscans for Reasonable Growth (con). 19. Isabel Ugat - South of Market Planning Alliance (con). 20. Rudy Gershman. 21. Brian Doohan (con). 22. Denise Guyana (con). 23. Helen Ogilvie (con). 24. Tim Tosta - attorney for project sponsor of 101 Second Street.

CONTINUED TO JUNE 25, 1987

VOTE: 7-0

Adjournment AT 10:30 P.M.

S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JUNE 18, 1987
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

JUL 9 1987

SAN FRANCISCO
PUBLIC LIBRARY

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B. 479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Allen, Hemphill, Karasick, Nakashima, Rosenblatt and Wright.

ABSENT: Commissioner Bierman.

1:30 P.M.

THE MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 1:47 P.M.

Staff in attendance included: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Alec Bash, David Feltham, Jim Miller, Gil Chavis, David Hood, Betsy Bateson, Vincent Marsh, Larry McDonald and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

1. Informational presentation of draft Minimum Level-of-Effort Performance Standards for Transportation Brokerage and Management programs, required by conditions of approval for various projects and Section 163 of the City Planning Code. These standards supplement the Developers' Manual for the Implementation of Transportation Broker Services. This report will be available after June 18, 1987 at the Department of City Planning. (Feltham)

1:47 - 2:05 P.M.

I.A.025 - 346

No public testimony received. Presentation was given by staff.
NO ACTION REQUIRED.

B. COMMISSIONERS' QUESTIONS & MATTERS

C. PUBLIC COMMENTS

D. ITEMS TO BE CONTINUED

2. 86.660D (Nixon)
175 - 29TH AVENUE, west side between Lake Street and McLaren Avenue,
Lot 4 in Assessor's Block 1329 - Consideration of request for
Discretionary Review of Building Permit Application No. 8609301 for
a three-story addition at the rear of a single-family structure in
an RH-1(D) (House, Single-Family, Detached) district.
(Proposed for continuation to June 25, 1987)

CONTINUED TO JULY 16, 1987

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

3. 86.660D (Nixon)
175 - 29TH AVENUE, west side between Lake Street and McLaren Avenue,
Lot 4 in Assessor's Block 1329 - Discretionary Review of Building
Permit Application No. 8609301, as described above.
(Proposed for continuation to June 25, 1987)

CONTINUED TO JULY 16, 1987

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

4. 87.317D (Berkowitz)
1258 - 18TH AVENUE, east side between Lincoln Way and Irving Street,
Lot 29 in Assessor's Block 1733 - Consideration of request for
Discretionary Review of Building Permit Application No. 8702571 for
the proposed demolition of a single-family residential structure.
(Continued from Regular Meeting of June 4, 1987)
(Proposed for continuation to June 25, 1987)

CONTINUED TO AUGUST 6, 1987

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

5. 87.317D (Berkowitz)
1258 - 18TH AVENUE, east side between Lincoln Way and Irving Street,
Lot 29 in Assessor's Block 1733 - Discretionary Review of Building
Permit Application No. 8702571, as described above.
(Continued from Regular Meeting of June 4, 1987)
(Proposed for continuation to June 25, 1987)

CONTINUED TO AUGUST 6, 1987

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

6. 86.593TE (Pearl)
Consideration of text amendments to the City Planning Code which add
Section 177 thereto to require owners maintaining illegal dwelling
units and other commercial space to pay relocation costs and damages
to tenants displaced from such space, and amendments to Article 37
of the San Francisco Administrative Code (Residential Rent
Stabilization and Arbitration Ordinance) which amend Section 37.9
thereof to permit landlords to recover possession of rental units

6. 86.593TE (Cont)
where occupancy is not permitted by permits of record and to require owners to pay relocation costs and damages to tenants displaced from such units. (Board of Supervisors' File No. 115-86-36.1)
(Continued from Regular Meeting of May 21, 1987)
(Proposed for continuation to July 16, 1987)

CONTINUED TO JULY 16, 1987
ABSENT: COMMISSIONER BIERMAN

VOTE: 6-0

7. 87.69D (Nixon)
535 - 29TH AVENUE, west side between Anza Street and Geary Boulevard, Lot 5 in Assessor's Block 1515 - Consideration of request for Discretionary Review of Building Permit Application No. 8614876 for the construction of a two-family, three-story over garage structure on a vacant lot.
(Continued from Regular Meeting of May 28, 1987)
NOTE: The request for Discretionary Review has been withdrawn.

WITHDRAWN. NO ACTION REQUIRED.

8. 87.69D (Nixon)
535 - 29TH AVENUE, west side between Anza Street and Geary Boulevard, Lot 5 in Assessor's Block 1515 - Discretionary Review of Building Permit Application No. 8614876, as described above.
(Continued from Regular Meeting of May 28, 1987)
NOTE: The request for Discretionary Review has been withdrawn.

WITHDRAWN. NO ACTION REQUIRED.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

9. 87.165D (Miller)
2744 GREEN STREET, north side between Baker and Broderick Streets, Lot 12 in Assessor's Block 950 - Consideration of Motion to DISAPPROVE Building Permit Application No. 8700761 for the addition of a fourth floor of occupancy to a three-family dwelling in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of June 11, 1987)
(Public hearing closed.)

I.A.465 - 504

VOTE: 5-2

DISAPPROVED, MOTION #11053

VOTING NO: COMMISSIONERS ALLEN AND WRIGHT

F. REGULAR CALENDAR

10. 87.84C (Chavis)
600 FILLMORE STREET, northeast corner at Fell Street, Lot 18 in Assessor's Block 821 - Request for authorization of Conditional Use to amend a previously approved Conditional Use application to transfer ownership of a non-conforming Bar open after 10:00 P.M.

10. 87.84C (Cont) (Hood)
2:15 - 2:20 P.M. I.A.515 - 551
No public testimony received.
APPROVED, MOTION #11054 VOTE: 6-0
ABSENT: COMMISSIONER BIERMAN
11. 86.110EZ (Hood)
2627 LOMBARD STREET, south side between Baker and Broderick Streets,
Lots 1, 36 and 37 in Assessor's Block 939 - Consideration of request
to RECLASSIFY property from an RH-2 (House, Two-Family) district to
an NC-3 (Moderate-Scale Neighborhood Commercial) district.
(Continued from Regular Meeting of June 11, 1987)
NOTE: The project sponsor is expected to withdraw this application.
- WITHDRAWN. NO ACTION REQUIRED.
12. 87.237C (Hood)
3301-05 BUCHANAN STREET, west side between Lombard and Magnolia
Streets, Lot 2 in Assessor's Block 493 - Request for authorization
of Conditional Use to DEMOLISH ONE DWELLING UNIT and construct
approximately 2,400 occupied square feet of retail space at the
first-story level and approximately 2,400 occupied square feet of
office space at the second-story level in an NC-3 (Moderate-Scale
Neighborhood Commercial) district.
(Continued from Regular Meeting of June 11, 1987)
- 2:20 - 2:22 P.M. I.A.555 - 595
No public testimony received.
APPROVED WITH CONDITIONS, MOTION #11055 VOTE: 6-0
ABSENT: COMMISSIONER BIERMAN
13. 86.573DV (Hood)
1606 VALLEJO STREET, north side between Van Ness Avenue and Franklin
Street, Lot 6 in Assessor's Block 551 - Consideration of request for
Discretionary Review of Building Permit Application No. 8703475 to
merge five dwelling units into two dwelling units in an existing
house.
- 2:20 - 2:30 P.M. I.A.600 - 743
Speakers: 1. David Goodman (Pro DR). 2. Charles Bret - Property
Owner.
PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW. VOTE: 5-1
VOTING NO: COMMISSIONER HEMPHILL
ABSENT: COMMISSIONER BIERMAN
14. 86.573DV (Hood)
1606 VALLEJO STREET, north side between Van Ness Avenue and Franklin
Street, Lot 6 in Assessor's Block 551 - Discretionary Review of
Building Permit Application No. 8703475, as described above.

NO ACTION REQUIRED DUE TO ACTION ON ITEM #13.

15. 87.202C (Marsh)
2660 SAN BRUNO AVENUE, west side between Burrows and Bacon Streets,
Lot 3A in Assessor's Block 5982 - Request for authorization of
Conditional Use for a private school to serve up to 12 handicapped
students in an NC-2 (Small-Scale Neighborhood Commercial) District.

2:32 - 2:35 P.M.

I.A.745 - 759

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11056

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

16. 87.316TZ (Bateson)
NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT, area generally
bounded by Post, Mason, Market, McAllister and Polk Streets -
Consideration of permanent amendments to the City Planning Code text
to allow commercial uses on the first basement floor, permit garment
manufacturing with conditional use authorization, permit awnings,
canopies and marquees and relax restrictions on signs in the North
of Market Residential Special Use District; and Consideration of
amendments to the Zoning Map to reclassify two existing parks,
commonly known as Father Alfred Boeddeker Park and Sergeant Macaulay
Park, within the district, from RC-4 (Residential-Commercial
Combined, High Density) zoning to P (Public) zoning and to
reclassify the Height and Bulk Districts for said property from 80-T
to OS.

2:35 - 2:40 P.M.

I.A.760 - 807

No public testimony received.

APPROVED TEXT AMENDMENTS BY RESOLUTION #11057

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

APPROVED MAP AMENDMENTS BY RESOLUTION #11058

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

17. 87.306Q (Skiffer)
2774 UNION STREET, north side between Baker and Broderick Streets,
Lot 14 in Assessor's Block 947 - Request for an Exception from the
low- and moderate-income provisions of the Subdivision Code for a
previously approved four-unit residential condominium conversion
subdivision.

(Continued from Regular Meeting of June 4, 1987)

CONTINUED TO JULY 23, 1987

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

18. 86.405ETZCV (Skiffer)
16TH AND VALENCIA STREETS AFFORDABLE HOUSING SPECIAL USE DISTRICT -
Consideration of proposed amendments to the Zoning Map and text of
the Planning Code, having as its purpose the development of low- and
moderate-income rental housing through the granting of a twenty-five

18. 86.405ETZCV (Cont)
percent density bonus. THE PROPERTY WITHIN THE SPECIAL USE DISTRICT
TO BE COMPRISED OF ASSESSOR'S BLOCK 3554, LOT 16.
(Continued from Regular Meeting of June 4, 1987)
- CONTINUED TO JULY 16, 1987 VOTE: 6-0
ABSENT: COMMISSIONER BIERMAN
19. 86.405ETZCV (Skiffer)
483-89 VALENCIA STREET, northeast corner of 16th and Valencia
Streets, Lot 16 in Assessor's Block 3554 - Request for authorization
of Conditional Use for a LARGE FAST FOOD RESTAURANT and a COMMERCIAL
USE EXCEEDING 3,000 square feet in the Valencia Street Neighborhood
Commercial District, and request for authorization of Conditional
Use to permit 20 AFFORDABLE DWELLING UNITS in lieu of the 16 units
otherwise allowed on the subject lot in the Valencia Street
Neighborhood Commercial District and the 16th and Valencia Streets
Affordable Housing Special Use District.
(Continued from Regular Meeting of June 4, 1987)
- CONTINUED TO JULY 16, 1987 VOTE: 6-0
ABSENT: COMMISSIONER BIERMAN
20. 86.405ETZCV (Skiffer)
483-89 VALENCIA STREET, northeast corner of 16th and Valencia
Streets, Lot 16 in Assessor's Block 3554 - Request for REAR YARD,
USABLE OPEN SPACE, EXPOSURE OF A DWELLING UNIT TO OPEN SPACE,
OBSTRUCTIONS OVER STREETS, AND COMMERCIAL STREET FRONTAGE EXPOSURE
VARIANCES for the development of a twenty-unit affordable housing
project with ground floor commercial space in the Valencia Street
Neighborhood Commercial District and a 50-X Height and Bulk District.
(Continued from Regular Meeting of June 4, 1987)
- CONTINUED TO JULY 16, 1987 VOTE: 6-0
ABSENT: COMMISSIONER BIERMAN

4:00 P.M.

21. 86.505E (Bash)
MISSION BAY PLAN - Public hearing to receive comments on the Mission
Bay Plan, Proposal for Citizen Review. Copies of the plan are
available at a cost of \$15.00 at the Department of City Planning,
450 McAllister Street, Room 401.

3:30 - 5:50 P.M.

I.A.866 - II.B.253

Speakers: 1. John Elberling. 2. Ruth Gravanis - Mission Creek
Conservancy. 3. Tricia James - South of Market Business
Association. 4. Bob Isaacson - Mission Creek Conservancy.
5. Walter Park - Independent Housing Services. 6. Jack Morrison -
San Francisco Tomorrow. 7. Ira Curlander - San Francisco Tomorrow.
8. Chuck Turner - Mission Bay Consortium. 9. Michael Lanner - Bay

21. 86.505E (Cont)

Area Lawyers for the Arts. 10. Doug Toole - Arthouse. 11. Lee Van Winkle - Potrero Hill Boosters. 12. Joshua Simon. 13. Margie O'Driscoll. 14. Art Feinstein. 15. Richard Reinecks - Julian Theater. 16. Julia Gibson. 17. Ralph House - Bayview Hills Neighborhood Association. 18. Peggy DeSilva - SPEAK. 19. Tom Murray - PLAN. 20. Leah Forbes - San Francisco Arts Commission. 21. Nancy Morita - Wild In The City. 22. Philip La Monteya. 23. Kathy Ebert. 24. Tom Jones - Asian Neighborhood Design. 25. Jim Firth - Potrero League of Active Neighbors. 26. John Bardis - Inner Sunset Action Committee. 27. Roger Thompson. 28. Joel Ventresca - Coalition of San Francisco Neighborhoods.

PUBLIC HEARING CLOSED. NO ACTION REQUIRED.

5:30 P.M.

22. 87.108C

(Marsh)

332-334 - 28TH AVENUE, east side between California and Clement Streets, Lots 34, 35, 36, 37 and 38 in Assessor's Block 1406 - Request for authorization of Conditional Use to construct an addition of approximately 7,040 square feet to Mother Goose School (Day Care Center) in an RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of May 14, 1987)

6:00 - 7:10 P.M.

II.B.284 - III.A.408

Speakers: 1. John B. Molinari - Project Sponsor's Representative. 2. John Lau - Project Architect. 3. Dana Hemberger - Project Sponsor. 4. Ludmila Bazon (pro). 5. Cheryl Karpowitz (con). 6. Daniel Curiel (con). 7. Clarence Cormier (con). 8. Dr. Richard Dennis (con). 9. Alana Rogan (con). 10. Okanta Leonard (con). 11. Elmo De Martini

DISAPPROVED, MOTION #11059

VOTE: 5-0

ABSENT: COMMISSIONERS BIERMAN AND ROSENBLATT

23. 86.299EC

(McDonald)

845 MEADE AVENUE, south of Jennings Street, Lot 83 in Assessor's Block 4991 - Request for authorization of Conditional Use to permit a PLANNED UNIT DEVELOPMENT OF 46 DWELLING UNITS on a lot having an area of 148,000 square feet and proposing exceptions from Planning Code requirements for lot area and rear yard depth in an RH-2 (House, Two-Family) district with a 40-X Height and Bulk designation.

7:10 - 8:20 P.M.

III.A.412 - 512

Speakers: 1. Archie Occipinti - Project Sponsor. 2. Ralph House - Bayview Hill Neighborhood Association (con). 3. Matt Ettinger (con).

23. 86.299EC (Cont)

4. Langston Slocum (con). 5. Charles Muscardelli (con). 6. Heidi Mahano (con). 7. Carol Barnett (con). 8. Mrs. L. Vaughns (con). 9. William Meraz (con). 10. James Stockford (con). 11. Ben Wright (con).

CONTINUED TO JULY 16, 1987

VOTE: 5-0

ABSENT: COMMISSIONERS BIERMAN AND ROSENBLATT

Adjourned: 8:20 P.M.

CPC 177

SP
C55
#21
6/25/87

S U M M A R Y

DOCUMENTS DEPT.

OF THE
-SAN FRANCISCO
-CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JUNE 25, 1987
ROOM 282, CITY HALL
1:30 P.M.

JUL 24 1987
SAN FRANCISCO
PUBLIC LIBRARY

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B. 479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, Rosenblatt and Wright.

Staff in attendance: Dean Macris - Director of Planning, Milton Edelin - Deputy Director of Planning, George Williams - Assistant Director of Plans and Programs, Lu Blazej, Roger Herrera, Gerald Green, Robin Jones, Amit Ghosh, Stephen Shotland and Lori Yamauchi - Administrative Secretary.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 1:48 P.M.

A. DIRECTOR'S REPORT

1. Informational presentation on proposed amendments to the McAteer-Petris Act to permit repair and reconstruction of existing pile-supported pier areas. (Rossi)

1:48 - 2:05 P.M. I.A.027 - 349
Randall Rossi, Director of Planning for the Port of San Francisco, discussed proposed amendments to the McAteer-Petris Act in order to allow repair and reconstruction of existing piers. He explained that the current narrow interpretation of the Act's provisions regarding the filling of bay and the uses over the water prevents the repair and seismic upgrading of the piers, and mixed use projects at the Ferry Building, Pier 3 and Pier 40. The Port has obtained an opinion on the Act from the Attorney General and amendments to the Act allowing for pier repair and reconstruction subject to several conditions are being considered.
NO ACTION REQUIRED.

2. Informational presentation on the Housing Information Series Report, Changes in the San Francisco Housing Inventory for 1986 resulting from residential units constructed or demolished. (Herrera)

2:05 - 2:30 P.M.

I.A.350 - 730

Roger Herrera of Department staff presented the report on Changes in the San Francisco Housing Inventory for 1986. The Commission inquired about the prices and sizes of low income units and conversions of residential units to non-residential use. Speakers included: 1. Peter Groat - Department staff. 2. John Bardis - Inner Sunset Action Committee. 3. Jerry Klein. 4. Joe O'Donoghue. NO ACTION REQUIRED.

B. COMMISSIONERS' QUESTIONS & MATTERS

C. PUBLIC COMMENTS

D. ITEMS TO BE CONTINUED

3. 82.392EZTM (Merk1)
VAN NESS AVENUE, Area generally bounded by Van Ness Avenue, McAllister and Bay Streets, including Assessor's Blocks 475, 694, 695 and 762, and portions of Assessor's Blocks 474, 478, 479, 498, 499, 502, 503, 522, 523, 526, 527, 546, 547, 550, 551, 570, 571, 574, 575, 594, 595, 598, 599, 618, 619, 622, 623, 642, 643, 646, 647, 666, 667, 670, 671, 690, 691, 714, 715, 718, 719, 738, 739, 742, 743, 763, 766 and 767 - Consideration of PERMANENT ZONING CONTROLS including: (1) amendments to the Zoning Map to reclassify use districts therein from C-2 (Community Business) to RC-4 (Residential - Commercial, High Density) or RC-3 (Residential - Commercial, Moderate Density) and reclassify Height and Bulk districts from 130-E and 105-D to 130-V or 80-D; (2) amendments to the City Planning Code to establish the Van Ness Avenue Special Use district; and (3) amendments to the text of the City Planning Code to impose restrictions on the use of property, demolition of residential buildings, alteration or demolition of certain architecturally significant buildings and the use of signs, and to authorize the imposition of a building setback for specified property.

(Continued from Regular Meeting of April 16, 1987)

(Proposed for continuation to August 6, 1987)

CONTINUED TO SEPTEMBER 10, 1987

VOTE: 6-0

ABSENT: COMMISSIONER NAKASHIMA

4. 87.70C (Nixon)
22ND STREET, north side between Connecticut and Missouri Streets, Lots 43 and 44 in Assessor's Block 4100 - Request for authorization of Conditional Use to permit construction of a structure containing three (3) dwelling units after merger of two lots into one (1) lot of 5,000 square feet and authorization to permit parking for five

Item #87.70C cont.

(5) vehicles in an RH-2 (House, Two-Family) district with a 40-X Height and Bulk district classification.

(Continued from Regular Meeting of May 21, 1987)

(Proposed for continuation to July 23, 1987)

CONTINUED TO JULY 23, 1987

VOTE: 6-0

ABSENT: COMMISSIONER NAKASHIMA

E. REGULAR CALENDAR

5. 87.231C

(Green)

1927 TARAVAL STREET, south side between 29th and 30th Avenues, Lot 39 in Assessor's Block 2396 - Request for Conditional Use Authorization to permit a reduction in the number of required parking, and the alteration of a project previously approved as per City Planning Commission Motion #10919 within an NC-2 (Small Scale Neighborhood Commercial) District. The proposal is to construct two (2) 800 square foot dwelling units on the third story rather than the previously approved one (1), eliminate the two (2) off-street parking spaces required for the dwelling units and increase the ground floor commercial square footage from approximately 2,100 square feet to 2,315 square feet.

2:35 - 3:00 P.M.

I.A.748 - I.B.298

Speakers: 1. Jerome Klein - project sponsor's representative. 2. Barry Garrett (con). 3. Richard Nola (con). 4. Joe Balanesi - Taraval Parkside Merchant Assoc. (con). 5. Marvin Nessi (con). 6. John Bardis (con). 7. Alex Cutter (pro).

DISAPPROVED, MOTION #11060

VOTE: 6-0

ABSENT: COMMISSIONER NAKASHIMA

6. 86.541EC

(Green)

1980-90 24TH STREET, northeast corner of 24th and Harrison Streets, Lots 39 & 40 in Assessor's Block 4206 - Request for authorization of Conditional Use to permit development of a lot over 5,000 square feet in size within the 24th Street - Mission Neighborhood Commercial District. The proposal is to construct a three (3) story mixed use building with approximately 2,530 square feet of ground floor commercial floor space (designed for two or more tenants), seven (7) residential off-street parking spaces at ground level, and seven (7) dwellings units on two floors above. The size of the vacant property is 5,200 square feet.

3:00 - 3:05 P.M.

I.B.299 - 352

Speaker: Grace Bilexia (con)

APPROVED WITH CONDITIONS, MOTION #11061

VOTE: 6-0

ABSENT: COMMISSIONER NAKASHIMA

7. 83.462ECC (Blazej)
731-747 POST STREET, 640-650 GEARY STREET, between Leavenworth and Jones Streets, Alcazar Theater, Lots 7, 8, 17 in Assessor's Block 304 - Request for modification of Conditional Use previously authorized by Motion No. 10033 regarding Preservation/Restoration with respect to time for performance, in a RC-4 (Residential-Commercial Combined, High Density) and 160-F Height and Bulk District.

CONTINUED TO JULY 9, 1987

VOTE: 6-0

ABSENT: COMMISSIONER NAKASHIMA

8. 87.328D (Berkowitz)
2961 PACIFIC AVENUE, south side between Baker and Broderick Streets, Lot 22 in Assessor's Block 976 - Consideration of request for Discretionary Review of Building Permit Application No. 8704545 for revisions to Building Permit Application No. 8510651 for upgrading of structural design, improvement of fire safety ingress and egress, set back of top floor at rear of structure, addition of manager's unit and ancillary interior changes to a group residence in an RM-1 (Mixed Residential, Low Density) district.

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 7-0

9. 87.328D (Berkowitz)
2961 PACIFIC AVENUE, south side between Baker and Broderick Streets, Lot 22 in Assessor's Block 976 - Discretionary Review of Building Permit Application No. 8704545, as described above.

3:32 - 6:00 P.M.

I.B.404 - II.B.373

Note: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speakers: 1. Alice Barkley - project sponsor representative. 2. Jim Johnson - Pacific Avenue Neighborhood Association (con). 3. Jack Scott - Pacific Avenue Neighbors' representative (con). 4. Sandra Kirshenbaum (con). 5. Jim Porter (con). 6. Alan Zimmerman (con). 7. Richard Kaplan (con). 8. Anne Bloomfield - Pacific Heights Residents Association (con). 9. Chris Roack (con). 10. Richard Cowan (con). 11. Joanne Lampen (con). 12. Julian Peabody (con). 13. Jim Johnson for Cow Hollow Association (con). 14. Ana Marie Metwally (con). 15. Louis Froms (con). 16. John Bardis (con). 17. Bob Kelly - Department of Public Works. 18. Trudy Avey (con).

APPROVED WITH AMENDED CONDITIONS, MOTION #11062

VOTE: 6-1

VOTING NO: COMMISSIONER HEMPHILL

3:30 P.M.

10. 86.616ETZM (Jones)
NEIGHBORHOOD COMMERCIAL ZONING DISTRICTS, PERMANENT CONTROLS - ECONOMIC IMPACT ASSESSMENT REPORT, Various locations in and adjacent to all NC-1, NC-2, NC-3, NC-S and Individual NC districts (formerly C-1 and RC-1 districts and some C-2, CM, RC-2, RC-3 and RC-4 district - Public hearing on the Neighborhood Commercial Rezoning, Economic Impact Assessment Report, January 1987.
(Continued from Regular Meeting of May 28, 1987)

6:00 - 6:30 P.M.

II.B.412 - 742

Speaker: Sylvia Bunschoft - Presidio Heights Association of Neighbors.

CONTINUED TO JULY 30, 1987

VOTE: 6-0

ABSENT: COMMISSIONER ROSENBLATT

11. 86.616ETZM (Jones)
NEIGHBORHOOD COMMERCIAL ZONING DISTRICTS, PERMANENT CONTROLS - MASTER PLAN AMENDMENTS, Various locations in and adjacent to all NC-1, NC-2, NC-3, NC-S and Individual NC districts (formerly C-1 and RC-1 districts, and some C-2, CM, RC-2, RC-3, and RC-4 districts - Consideration of AMENDMENTS TO THE SAN FRANCISCO MASTER PLAN regarding neighborhood commercial districts and provision of neighborhood-serving retail and service uses in certain locations in residential districts. The proposal includes amending the Commerce and Industry Element, the Residence Element, and the Land Use Maps for the City and County of San Francisco. The proposed amendments are contained in the Neighborhood Commercial Rezoning, Proposal for Adoption, November 1986.
(Continued from Regular Meeting of May 28, 1987)

6:00 - 6:30 P.M.

II.B.412 - 742

Speaker: Sylvia Bunschoft - Presidio Heights Association of Neighbors.

CONTINUED TO JULY 30, 1987

VOTE: 6-0

ABSENT: COMMISSIONER NAKASHIMA

12. 86.616ETZM (Jones)
NEIGHBORHOOD COMMERCIAL ZONING DISTRICTS, PERMANENT CONTROLS, PLANNING CODE AMENDMENTS (DELETE SUNSET CLAUSE), Various locations in and adjacent to all NC-1, NC-2, NC-3, NC-S and Individual NC districts (formerly C-1 and RC-1 districts, and some C-2, CM, RC-2, RC-3, and RC-4 districts) - Consideration of PROPOSED AMENDMENT TO THE TEXT OF THE CITY PLANNING CODE TO DELETE SECTION 799.1 (SUNSET CLAUSE pertaining to Neighborhood Commercial district controls contained or referenced in Article 7) in order to continue the effect of the controls indefinitely, pursuant to Section 302(b) of the City Planning Code.
(Continued from Regular Meeting of May 28, 1987)

Item #86.616ETZM cont.

6:00 - 6:30 P.M.

II.8.412 - 742

Speaker: Sylvia Bunschott - Presidio Heights Association of
Neighbors.

CONTINUED TO JULY 30, 1987

VOTE: 6-0

ABSENT: COMMISSIONER NAKASHIMA

13. 87.363ETZ

(Jones)

NEIGHBORHOOD COMMERCIAL ZONING DISTRICTS, Various locations in and adjacent to all NC-1, NC-2, NC-3, NC-S and Individual NC districts (formerly all C-1 and RC-1 districts and some C-2, CM, RC-2, RC-3 and RC-4 districts) - Consideration of RESOLUTION OF INTENT TO INITIATE AMENDMENTS TO PERMANENT CONTROLS, including amendments to the Zoning Map and text of the City Planning Code. The proposal amendments are contained in the Draft Ordinance, Neighborhood Commercial Rezoning Amendments to Permanent Controls, June 1987 and include revisions to the Floor Area Ratio (FAR) in all NC districts; increases in the Use Size Limits in NC-1, NC-2, NC-3 and NC-S districts; revisions of the controls and definitions for Eating and Drinking Establishments; revisions to controls for Financial Services in some NC districts; provisions for the re-use of existing multi-story buildings originally constructed for single-tenant ownership; minor revisions to other code provisions; and revisions for clarification purposes. Map amendments are proposed at 50 Osgood Place and 337 Broadway from Broadway NCD to C-2, on 15th Street between Julian and Natoma Streets from NC-3 to C-M, at 95 Kiska Road from C-1 to NC-S, at 798 South Van Ness Avenue from RH-3 to NC-1, on Gough Street between Fulton and Ivy Streets from NC-1 to NC-3, at 645 Haight from RH-3 to NC-1, at 577 Shotwell Street from RM-1 to NC-2, at 30-38 Randolph Street and 200 Bright Street from RH-2 to NC-1, at 1350 Grove Street from RM-1 to NC-2, and at the southwest corner of Noe and Beaver Streets from Upper Market NCD to P. A Public Hearing is scheduled for July 23, 1987.

6:00 - 6:30 P.M.

II.8.412 - 742

Speaker: Presidio Heights Association of Neighbors.

APPROVED, RESOLUTION #11063

VOTE: 6-0

ABSENT: COMMISSIONER ROSENBLATT

14. 84.432XB

(Badiner/Bateson)

235 PINE STREET, south side between Battery and Sansome Streets, Lot 15 in Assessor's Block 267 - Request for Determinations of Compliance and Exceptions under Section 309 of the Planning Code, request for authorization of Office Space in excess of 50,000 square feet under Section 321 of the Planning Code and request for Conditional Use authorization to permit 147,500 square feet office space, 2500 square feet of retail space, and parking for 60 cars within the C-3-0 District and a 450-S Height and Bulk District. The Project requests an Exception from the side setback requirements and the Bulk requirements. The proposal is for a 25-story, 325-foot tall building.

(Continued from Regular Meeting of June 11, 1987)

Item #84.432XB cont.

6:30 - 8:30 P.M.

II.B.748 - III.B.635

Note: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Items 14-18 were heard together. Deputy City Attorney Paula Jesson discussed possible Brown Act (Open Meeting Law) violations by the Commission and Mr. Macris, which violations were alleged by Timothy Tosta, an attorney representing 101 Second Street. Following Ms. Jesson's recommendation, the Commission unanimously passed the following motion, in order to dispel any doubt as to whether or not such a violation occurred.

Moved/seconded that, if individual conversations that occurred between the Director (of Planning) and (City Planning) Commissioners between June 11, 1987 and the present date (June 25, 1987) constituted a meeting or action within the meaning of the Brown Act or San Francisco Charter Section 3.500(f), any action taken or resulting from those conversations be rescinded. Such motion was approved unanimously (Vote: 7-0).

Mr. Williams recommended that the Commission take the following procedures in their actions on the office projects:

1. Continue the Commissions actions on the office projects to July 9, 1987;
2. Instruct staff to prepare appropriate Section 303, 309, and 322 resolutions, and make those resolutions publicly available approximately one week in advance of the July 9 meeting;
3. Limit testimony on July 9 to the contents of the resolutions;
4. Not accept at the July 9 meeting any further information about the projects, or further testimony on information already submitted, or further testimony about additional information bearing on the Section 321 criteria, including further design of the buildings.

Mr. Williams also explained the staff's recommendation that, at the July 9th meeting, the Commission consider and act on the Section 309 findings/resolutions for the four downtown projects, and then consider a single motion that proposes actions under Section 322 (allocation of office space) on all five projects. Once the Commission passed such a motion by majority vote, it would take final action under Section 322 approving or disapproving each project on a case-by-case basis. After the Commission took its actions on the project and before building permits were issued, the conditions of the Section 309 resolutions, including design conditions, would have to be satisfied.

The Commission received testimony on the proposed procedures from the following speakers: 1. Tomothy Tosta, attorney for 101 Second Street. 2. Duane Garrett, attorney for 1601 Mission Street. 3. Sherry Levit, attorney for Hartford Building (650 California).

Item #84.432XB cont.

The Commission also received testimony on the five projects from the following speakers: 1. Duane Garrett - attorney for 1601 Mission. 2. Norman Yee - Chinatown North Beach Child Care Coalition. 3. Paul McDonald -(pro - 1601 Mission). 4. Jenny Lew. 5. Kathy Turner - Chinese for Affirmative Action (con 600 California). 6. Carol Bernau - Federal Home Loan Bank of San Francisco. 7. Jessie James (Pro - 1601 Mission). 8. Sue Hestor - San Franciscans for Reasonable Growth.

PASSED MOTION TO ADOPT PROCEDURES AS RECOMMENDED BY DIRECTOR AND
CONTINUE MATTER TO JULY 9, 1987 VOTE: 7-0

15. 85.75XCB (Badiner/Bateson)
343 SANSOME STREET, between California and Sacramento Streets, Lots 2, 24, 27 and 28 in Assessor's Block 239 - Request for Determinations of Compliance under Section 309 of the Planning Code, request for authorization of Office Space in excess of 50,000 square feet under Section 321 of the Planning Code and request for Conditional Use authorization to permit an addition of 160,449 square feet of office space, 13,370 square feet of retail space and 87 parking spaces to an existing 71,180 square foot office building within the C-3-0 District and a 300-S Height and Bulk District. The Project requires Conditional Use authorization to exceed the amount of parking allowed as an Accessory Use. The proposal is to construct a 15-story, 212 foot tall building and renovate 343 Sansome Street, a Category III Preservation Building.
(Continued from Regular Meeting of June 11, 1987)

6:30 - 8:30 P.M.

II.B.748 - III.B.635

Note: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Items 14-18 were heard together. See item 14 for discussion and speakers.

CONTINUED TO JULY 9, 1987

VOTE: 7-0

16. 85.414XB (Badiner/Bateson)
101 SECOND STREET, southeast corner of Second and Mission Streets, Lots 72, 73, 74 and 75 in Assessor's Block 3721 - Request for Determinations of Compliance and Exceptions under Section 309 of the Planning Code and request for authorization of Office Space in excess of 50,000 square feet under Section 321 of the Planning Code to permit 377,525 square feet of office space, 4,750 square feet of retail space and 91 parking spaces within the C-3-0 District and a 500-S and 150-S Height and Bulk Districts and within the Second-New Montgomery Conservation District. The Project requests an Exception from the ground level wind requirements and Separation of Tower requirement. The proposal is to construct a 32-story, 457-foot high building.
(Continued from Regular Meeting of June 11, 1987)

Item #85.414XB cont

6:30 - 8:30 P.M.

II.B.748 - III.B.635

Note: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Items 14-18 were heard together. See item 14 for discussion and speakers.

CONTINUED TO JULY 9, 1987

VOTE: 7-0

17. 86.85XCB

(Badiner/Bateson)

600 CALIFORNIA STREET, northwest corner of California and Kearny Streets, through to Sacramento Street, Lots 3 and 26 in Assessor's Block 241 - Request for Determinations of Compliance and Exceptions under Section 309 of the Planning Code, request for authorization of Office Space in excess of 50,000 square feet under Section 321 of the Planning Code and request for Conditional Use authorization to permit 318,030 square feet of office space, 9,165 square feet of retail space and parking for 232 cars within the C-3-0 District and a 250-S Height and Bulk District. The Project requests Exceptions from bulk requirements, wind speed requirements and Separation of Tower requirement. The Project requires Conditional Use authorization to exceed the amount of parking allowed as an Accessory Use. The proposal is to create a 19-story, 253-foot tall building on California Street, stepping down to 50 feet on Sacramento Street. (Continued from Regular Meeting of June 11, 1987)

6:30 - 8:30 P.M.

II.B.748 - III.B.635

Note: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Items 14-18 were heard together. See item 14 for discussion and speakers.

CONTINUED TO JULY 9, 1987

VOTE: 7-0

18. 84.448C/87.236BC

(Badiner/Bateson)

1601 MISSION STREET, at South Van Ness Avenue, Lots 1, 33, 36A & 40 in Assessor's Block 3514 - Request for authorization of Office Space in excess of 50,000 square feet under Section 321 of the Planning Code and request for Conditional Use authorization to permit 229,500 square feet of office space, 20,000 square feet of retail space, 373 parking spaces, and 84 dwelling units within the C-M District and a 105-E Height and Bulk District. The Project requires Conditional Use authorization for a Planned Unit Development with exceptions to the rear yard requirements, and parking requirements and to allow residential use in a C-M district.

The proposal is to create one office building and one residential building with up to 84 units.

(Continued from Regular Meeting of June 11, 1987)

Item #84.448C/87.236BC cont.

6:30 - 8:30 P.M.

II.B.748 - III.B.635

Note: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Items 14-18 were heard together. See item 14 for discussion and speakers.

CONTINUED TO JULY 9, 1987

VOTE: 7-0

5:00 P.M.

19. 87.223M

(Shotland)

Consideration of proposed amendments to the Recreation and Open Space Element of the Master Plan, and the Recreation and Open Space Programs document, as set forth in the Recreation and Open Space Element of the Master Plan, Proposal for Adoption, December, 1986, and the Recreation and Open Space Programs document. The proposed amendments would amend the policies, text, and maps of the current Master Plan Element, and Programs documents, which date from 1973, by adopting additions, deletions, and modifications to the existing chapters on Regional Open Space, Citywide Open Space, the Shoreline, the Neighborhoods, and adding a new chapter on the Downtown. Please call Stephen Shotland at 558-6308 for additional information about the proposal.

(Continued from Regular Meeting of June 4, 1987)

8:50 - 10:20 P.M.

III.B.636 - IV.B.118

Speakers: 1. Phil Arnold - Department of Recreation and Park. 2. Deborah Rohrer - Water Department. 3. Mark Evanoff - People for Open Space. 4. Lynn Bowers. 5. Bob Walker. 6. Christie Nelson - San Francisco League of Urban Gardeners. 7. Zach Cowan - San Francisco Tomorrow. 8. Andrew Butler - San Francisco Chapter of Greenbelt Congress. 9. Ruth Gravanis.

CONTINUED TO JULY 9, 1987

VOTE: 7-0

Adjournment

CPC 178

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JUL 24 1987

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OF THE
— SAN FRANCISCO
— CITY PLANNING COMMISSION
SPECIAL MEETING
MONDAY
JULY 6, 1987
ROOM 2-C, CITY HALL
9:30 A.M.

PRESENT: Commissioners Bierman, Hemphill, Karasick, Rosenblatt and Wright.

ABSENT: Commissioners Allen and Nakashima.

9:30 A.M.

THE MEETING WAS CALLED TO ORDER BY PRESIDENT PROSENBLATT AT 9:40 A.M.

Staff in attendance: Robert Passmore - Zoning Administrator, Jim Nixon and Lori Yamauchi - Administrative Secretary.

A. SPECIAL CALENDAR

1. 87.206D

835 - 27TH AVENUE, west side between Cabrillo and Fulton Streets, Lot 8 in Assessor's Block 1670 - Request for Discretionary Review of Building Permit Application No. 8703681 for construction of a three-story duplex after demolition of the existing structure in an RH-2 district.

10:10 - 11:30 A.M.

I.A.471 - I.B.721

Speakers: 1. Jonathan Bulkley - Planning Association for the Richmond. 2. Irwin Hoff (con). 3. Vera Low (con). 4. Bruce Baumann - project sponsor's representative. 5. Kevitt Day - project sponsor. 6. Joe O'Donoghue (pro). 7. John Bardis (con).

PASSED MOTION TO TAKE DISCRETIONARY REVIEW AND DECLARE INTENT TO APPROVE WITH THREE PARKING SPACES AND NO GROUND FLOOR BEDROOM, FINAL LANGUAGE TO BE CONSIDERED JULY 16, 1987

VOTE: 5-0

ABSENT: COMMISSIONERS ALLEN AND NAKASHIMA

2. 87.62D

679 - 20TH AVENUE, west side between Cabrillo and Balboa Streets, Lot 5K in Assessor's Block 1624 - Request for Discretionary Review of Building Permit Application No. 8615673 for construction of a three-story, two-unit structure after demolition of the existing structure in an RH-2 district.

CONTINUED INDEFINITELY

VOTE: 4-0

ABSENT: COMMISSIONERS ALLEN, BIERMAN AND NAKASHIMA

3. 87.342D

331 - 29TH AVENUE, west side between California and Clement Streets, Lot 8 in Assessor's Block 1404 - Request for Discretionary Review of Building Permit Application No. 8706875 for construction of a three-story, two-family structure after demolition of the existing structure in an RM-1 district.

11:45 A.M. - 12:30 P.M.

I.B.734 - II.A.501

Speakers: 1. Jonathan Bulkley - Planning Association for the Richmond (con). 2. Jake McGoldrick - Richmond Community Association (con). 3. John Bardis (con). 4. Ruth Switmer (con). 5. Peter Walker (con). 6. Bruce Baumann - project sponsor. 7. Dan McCarthy (pro).

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 5-0

PASSED MOTION OF INTENT TO APPROVE WITH 4 FOOT EXTENSION INTO REAR YARD AT GROUND FLOOR ONLY, FINAL LANGUAGE CONSIDERED JULY 16, 1987

VOTE: 5-0

ABSENT: COMMISSIONERS ALLEN AND NAKASHIMA

4. 87.127D

373 - 15TH AVENUE, west side between Clement Street and Geary Boulevard, Lot 17 in Assessor's Block 1447 - Request for Discretionary Review of Building Permit Application No. 8702158 for construction of a three-story, two-unit structure after demolition of the existing structure in an RH-2 district.

12:30 - 1:00 P.M.

II.A.503 - 901

Speakers: 1. Jonathan Bulkley - Planning Association for the Richmond (con). 2. David Dipple (con). 3. John Bardis (con). 4. Ruth Bellman (con). 5. Christie Morphopolos (con). 6. Bruce Baumann - project sponsor's representative. 7. Marian Kaufman - project sponsor. 8. Jake McGoldrick (con).

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 5-0

PASSED MOTION OF INTENT TO APPROVE WITH THREE PARKING SPACES, HALF BATH AT GROUND FLOOR AND NO GROUND FLOOR BEDROOM, FINAL LANGUAGE CONSIDERED JULY 16, 1987

VOTE: 5-0

ABSENT: COMMISSIONERS ALLEN AND NAKASHIMA

5. 87.58D

1926, 1928, 1930 AND 1934 BALBOA STREET, north side between 20th and 21st Avenues, Lots 17, 18, 19 and 20 in Assessor's Block 1563 - Request for Discretionary Review of Building Permit Application Nos. 8615216, 8615217, 8615218 and 8615952 for construction of three three-story duplexes and one three-story, single-family structure after demolition of two existing structures in an RH-2 district.

CONTINUED TO AUGUST 6, 1987

VOTE: 5-0

ABSENT: COMMISSIONERS ALLEN AND NAKASHIMA

6. 87.341D

467 - 19TH AVENUE, west side between Geary Boulevard and Anza Street, Lot 14 in Assessor's Block 1525 - Request for Discretionary Review of Building Permit Application No. 8706382 for construction of a three-story, three-unit structure after demolition of the existing two-family structure in an RM-1 district.

Speakers: 1. Jonathan Bulkley - Planning Association for the Richmond. 2. Brian Cassidy - project sponsor. 3. Joe O'Donoghue (pro).

CONTINUED TO JULY 7, 1987

VOTE: 5-0

ABSENT: COMMISSIONERS ALLEN AND NAKASHIMA

7. 87.344D

1801 WAWONA STREET, south side between 28th and 30th Avenues, Lot 9 in Assessor's Block 2494A - Request for Discretionary Review of Building Permit Application No. 8704123 for an addition of approximately 550 square feet on top of an existing single-family structure in an RH-1(D) district.

1:30 - 2:30 P.M.

II.B.513 - III.A.163

Speakers: 1. David Sun - project sponsor's representative. 2. Wyley Lau - project sponsor. 3. Anna Lau - project sponsor. 4. Lewellyn Johns (con). 5. Matt Palmer - Pine Lake Homeowners Association (con). 6. Paul Arnerich (con). 7. John Disney (con). 8. Burt Shaughnessey (con). 9. Bok Pon - Richmond District American Chinese Association (pro).

CONTINUED TO JULY 16, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS ALLEN, NAKASHIMA AND WRIGHT

8. 87.373D

1680 - 12TH AVENUE, east side between Moraga and Lawton Streets, Lot 25 in Assessor's Block 1932 - Request for Discretionary Review of Building Permit Application No. 8706985 for alteration to an existing single-family structure by construction of an additional level in an RH-2 district.

I.A.289 - 466

1:00 - 1:30 P.M.

II.A.909 - II.B.495

Speakers: 1. Steuart Platt - project sponsor. 2. Michael Kostoff - realtor for project. 3. Gilbert Jay - representative for requestor of Discretionary Review. 4. Mary Lau - requestor of Discretionary Review. 5. John Bardis (con).

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 4-0

CONTINUED TO JULY 16, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS ALLEN, NAKASHIMA AND WRIGHT

Adjournment AT 2:30 P.M.

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7/7/87

S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL MEETING
TUESDAY
JULY 7, 1987
ROOM 2-C, CITY HALL
9:30 A.M.

DOCUMENTS DEPT.

JUL 24 1987

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PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Hemphill, Karasick, and Rosenblatt.

ABSENT: Commissioners Allen, Birrer and Nakashima.

9:30 A.M.

THE MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 9:45 A.M.

Staff in attendance included: Robert Passmore - Zoning Administrator,
Jim Nixon and Lori Yamauchi - Administrative Secretary.

A. SPECIAL CALENDAR

1A. 87.341D

467 - 19TH AVENUE, west side between Geary Boulevard and Anza Street, Lot 14 in Assessor's Block 1525 - Request for Discretionary Review of Building Permit Application No. 8706382 for construction of a three-story, three-unit structure after demolition of the existing two-family structure in an RM-1 district.
(Continued from Special Meeting of July 6, 1987)

9:45 - 10:00 A.M.

I.A.007 - 388

Speakers: 1. Jonathan Bulkley (con). 2. John Bardis (con). 3. Brian Cassidy - project sponsor. 4. Carolyn Jung - realtor for property. 5. Joe O'Donoghue (pro). 6. Dan McCarthy (pro).

MOTION OF INTENT TO DISAPPROVE FAILED DUE TO LACK OF SECOND. PASSED
MOTION OF INTENT TO APPROVE, FINAL LANGUAGE CONSIDERED JULY 16, 1987
VOTE: 3-1

VOTING NO: COMMISSIONER BIERMAN

ABSENT: COMMISSIONERS ALLEN, BIRRER AND NAKASHIMA

1. 87.314D

1839 CABRILLO STREET, south side between 19th and 20th Avenues, Lot 40 in Assessor's Block 1662 - Request for Discretionary Review of Building Permit Application No. 8703903 for an alteration resulting in the addition of one dwelling unit and one floor to an existing two-story, single-family structure in an RH-2 district.

CONTINUED TO JULY 16, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS ALLEN, BIRRER AND NAKASHIMA

2. 87.295D
542 - 23RD AVENUE, east side between Anza and Balboa Streets, Lot 20 in Assessor's Block 1565 - Request for Discretionary Review of Building Permit Application No. 8701861 for an alteration resulting in the addition of one dwelling unit and one floor to the existing two-story, single-family structure in an RH-2 district.

10:00 - 10:45 A.M.

I.A. 450 - 898

Speakers: 1. Alice Barkley - project sponsor's representative. 2. Charles Nickerson - representing Mrs. Hower (requesting Discretionary Review). 3. Rev. David Cross (con). 4. John Bardis (con). 5. Jonathan Bulkley (con).

CONTINUED TO JULY 30, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS ALLEN, BIRRER AND NAKASHIMA

3. 87.239D
731 - 43RD AVENUE, west side between Balboa and Cabrillo Streets, Lot 2B in Assessor's Block 1601 - Request for Discretionary Review of Building Permit Application No. 8702303 for an alteration resulting in the addition of one dwelling unit and a third floor above the existing two-story structure in an RH-2 district.

10:50 - 11:35 A.M.

I.B.056 - 753

Speakers: 1. Stan Moy - Planning Association for Richmond. 2. Boris Spira - project sponsor. 3. John Bardis (con). 4. Christopher Stellman (con). 5. Jonathan Hiller (con). 6. Marie Bordegaray (con). 7. Gabriel Carrillo (con). 8. Jonathan Bulkley (con).

MOTION TO CONTINUE MATTER TO JULY 23, 1987 FAILED BY A TIE VOTE (2-2), COMMISSIONERS KARASICK AND ROSENBLATT DISSENTING.

CONTINUED TO JULY 16, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS ALLEN, BIRRER AND NAKASHIMA

THE COMMISSION TOOK A RECESS FROM 11:35 TO 11:55 A.M.

4. 87.276D
2924 CABRILLO STREET, north side between 30th and 31st Avenues, Lot 11D in Assessor's Block 1614 - Request for Discretionary Review of Building Permit Application No. 8704261 for an alteration resulting in the addition of one dwelling unit and one floor to the existing two-story, single-family structure in an RH-2 district.

11:55 A.M. - 12:55 P.M.

I.B.769 - II.A.007

Speakers: 1. Jonathan Bulkley (con). 2. Bok Pon - Richmond District American Chinese Assoc. (pro). 3. Harvey Wong - project architect. 4. Joe O'Donoghue (pro).

CONTINUED TO JULY 23, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS ALLEN, BIRRER AND NAKASHIMA

5. 87.193D

766 - 41ST AVENUE, east side between Balboa and Cabrillo Streets, Lot 11 in Assessor's Block 1604 - Request for Discretionary Review of Building Permit Application No. 8702999 for construction of a three-story, two-dwelling unit structure after demolition of the existing structure in an RH-2 district.

12:25 - 12:45 P.M.

I.A.900 - I.B.054

Speakers: 1. Alice Barkley - project sponsor's representative. 2. Lois Miyashiro (con). 3. Jack Loo (con). 4. Byron Chan (con). 5. Tammy Fell (con). 6. Nancy Miyashiro (con). 7. Dennis Murphy (con).
CONTINUED TO AUGUST 6, 1987 VOTE: 4-0

ABSENT: COMMISSIONERS ALLEN, BIRRER AND NAKASHIMA

6. 87.315D

258 - 24TH AVENUE, east side between Lake and California Streets, Lot 31 in Assessor's Block 1383 - Request for Discretionary Review of Building Permit Application No. 8705540 for construction of a three-story, two-unit structure after demolition of the existing structure in an RH-2 district.

12:45 - 12:55 P.M.

II.A.359 - 443

Speaker: 1. Jack Tam - project architect.

CONTINUED TO JULY 23, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS ALLEN, BIRRER AND NAKASHIMA

7. 87.339D

534 - 34TH AVENUE, east side between Geary Boulevard and Anza Street, Lot 37 in Assessor's Block 1511 - Request for Discretionary Review of Building Permit Application No. 8706668 for construction of a four-story, two-unit structure after demolition of the existing structure in an RH-2 district.

12:55 - 12:57 P.M.

II.A.444 - 470

Speakers: 1. Victoria Jew - project sponsor. 2. Jonathan Bulkley.

CONTINUED TO JULY 23, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS ALLEN, BIRRER AND NAKASHIMA

8. 87.208D

550 - 8TH AVENUE, east side between Anza and Balboa Streets, Lot 38 in Assessor's Block 1550 - Request for Discretionary Review of Building Permit Application No. 8703455 for construction of a three-story, two-dwelling unit structure in an RH-2 district.

1:00 - 1:30 P.M.

II.A.537 - II.B.401

Speakers: 1. Jerry Klein - project sponsor's representative. 2. Jake McGoldrich - Richmond Community Association (con). 3. Mrs. Julia Lopez (con).

PASSED MOTION TO TAKE DISCRETIONARY REVIEW AND DECLARE INTENT TO APPROVE REVISED PLANS, FINAL LANGUAGE CONSIDERED JULY 16, 1987.

ABSENT: COMMISSIONERS ALLEN, BIRRER AND NAKASHIMA

VOTE: 4-0

9. 87.218D

654 - 28TH AVENUE, east side between Anza and Balboa Streets,
Lot 14D in Assessor's Block 1570 - Request for Discretionary Review
of Building Permit Application No. 8704174 for construction of a
three-story duplex after demolition of the existing structure in an
RH-2 district.

1:30 - 1:55 P.M.

II.A.484 - 536, II.B.402 - 731

Speakers: 1. Mr. Kats - project sponsor. 2. Edith McMillan (con).
3. Jonathan Bulkley (con). 4. Mr. Nishimoto (con).

CONTINUED TO JULY 23, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS ALLEN, BIRRER AND NAKASHIMA

Adjournment AT 1:55 P.M.

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S U M M A R Y

DOCUMENTS DEPT.

JUL 18 1987

SAN FRANCISCO
PUBLIC LIBRARY

OF THE
- SAN FRANCISCO
= CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JULY 9, 1987
ROOM 282, CITY HALL
1:30 P.M.

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B. 479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, Rosenblatt and Wright.

12:00 NOON

PRESENT ON FIELD TRIP: COMMISSIONERS BIERMAN, HEMPHILL, NAKASHIMA, ROSENBLATT AND WRIGHT.

FIELD TRIP - To view the sites of 2533-35 Greenwich Street (Case No. 86.707D) and 845 Meade Avenue (Case No. 86.299EC).

COMPLETED SITE VISIT OF 845 MEADE AVENUE ONLY.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 1:45 P.M.

Staff in attendance included: Dean L. Macris - Director of Planning, Robert Passmore - Zoning Administrator, George Williams - Assistant Director for Plans and Programs, Gerald Green, Stephen Shotland, Robin Jones, Joe Fitzpatrick, Lois Scott, Amit Ghosh, Barbara Sahm and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

1. 87.410ETZ
RICHMOND/SUNSET INTERIM CONTROLS IN RH-1 (HOUSE, ONE-FAMILY), RH-1(S) (HOUSE, ONE-FAMILY WITH MINOR SECOND UNIT) AND RH-2 (HOUSE, TWO-FAMILY) DISTRICTS; area generally bounded by the Great Highway to the west, Lincoln Park and the Presidio to the north, Arguello Boulevard, Stanyan Street, Mt. Sutro, and Forest Hill/West Portal District(s) to the east, and Sloat Boulevard and Lakeshore

Item #87.410ETZ cont.

District(s) to the south and excluding certain P (Public Use) Districts (including Golden Gate Park) and certain RH-1(D) (House, One-family Detached) Districts and other zoning classifications to the south, east and north - Consideration of RESOLUTION OF INTENT TO INITIATE INTERIM ZONING CONTROLS for the RH-1 (House, One-Family), RH-1(S) (House, One-Family with Minor Second Unit) and RH-2 (House, Two-Family) zones in the Richmond/Sunset districts by reclassifying Height and Bulk Districts from 40-X to 24-X or higher by averaging the height of the adjacent buildings or by Conditional Use Authorization up to the height limit otherwise applicable; and by changing the rear yard requirement in RH-1 and RH-1(S) districts pursuant to Section 134 from 25% of the lot depth to 45% of the lot depth. Averaging of adjacent rear yards, per Section 134(c), would be permitted, but there would be no 12-foot extension into the rear yard as otherwise provided per Section 136(c)(25). The Interim Controls would require one parking space per dwelling unit of the Code required size, or one parking space per 750 gross square feet (not counting floor area of accessory parking), whichever results in the greater amount of parking and would allow parking spaces in excess of the one parking space per dwelling unit requirement to be in tandem. The number and width of garage doors would be reduced from the current standard set forth in Section 144(b). Additionally, the interim controls for the Richmond/Sunset would utilize the Department's "1979 Residential Design Guidelines for New Buildings in Older Neighborhoods" as standards to measure each building or alteration against its context. The period for interim controls is eighteen months. Upon basis of public testimony, the City Planning Commission may adopt modifications to those interim controls set forth above. A public hearing on this matter is scheduled for July 30, 1987.

1:45 - 4:10 P.M.

I.A.166 - II.A.009

Speakers included: 1. Stephen Taber - Coalition of San Francisco Neighborhoods. 2. Jonathan Bulkley - Planning Association for the Richmond (pro). 3. Maureen O'Rourke - Planning Association for the Richmond (pro). 4. Jeannie Munich - Sunset Community Association (pro). 5. Jake McGoldrick - Richmond Community Association (pro). 6. Margaret Sigel - SPEAK (pro). 7. Edith McMillan (pro). 8. Denis Quinn (pro). 9. Deborah MacLeod (pro). 10. Dinah Verby (pro). 11. Lorraine Lucas - Golden Gate Heights Neighborhood Assoc. (pro). 12. John Bardin (pro). 13. Elizabeth Hemberger (pro). 14. Jill Costello (pro). 15. Christine Hersch (pro). 16. Lois Miyashiro (pro). 17. Rosemary Brandon (pro). 18. Rusty Cramer (pro). 19. Michael Harney - San Francisco Tenants Union (pro). 20. Erica Cowan (pro). 21. Kathy McNamara (pro). 22. Francis McNamara - Lakeshore Acres Improvement Club (pro). 23. Margaret Brady (pro). 24. Don Lekich - Parkside District Improvement Club (pro). 25. Mark Ryser - Foundation for San Francisco's Architectural Heritage (pro). 26. Sue Lee - Richmond District Neighborhood Center. 27. Joe O'Donoghue

Item #87.410ETZ cont.

- Residential Builder Association (con). 28. Bok Pon - Richmond District American Chinese Assoc. (con). 29. Paul Cohen (con). 30. Unidentified. 31. Vincent Walsh (con). 32. Unidentified. 33. Russ Sturgess (con). 34. Julie Lee (con). 35. Tom Bourbonnais (con). 36. Vivian Goodwin (con). 37. Rose Tai (con). 38. Unidentified. 39. Thomas McCormick (con). 40. Bill McDonough (con). 41. Mary Patterson (con). 42. Bok Chen (con). 43. Li Chen (con). 44. Ron Tom (con). 45. Michael Levin (pro).

APPROVED, RESOLUTION #11063

VOTE: 7-0

PUBLIC HEARING TO TAKE PLACE ON JULY 30, 1987

B. COMMISSIONERS' QUESTIONS & MATTERSC. PUBLIC COMMENTD. ITEMS TO BE CONTINUED

2. 87.81C (Skiffer)
OCEAN BEACH ESTATES, 654 AND 700 GREAT HIGHWAY, at Balboa Street, Lot 1 in Assessor's Block 1592 and Lot 2 in Assessor's Block 1595 - Request for authorization of Conditional Use to extend the previously-approved Conditional Use authorization given in City Planning Commission Motion No. 9633 for Case No. 82.167C for a period of three years in order to complete the subject development proposal in a NC-1 (Neighborhood Commercial Cluster) district, RM-1 (Mixed, Low-Density) district, and RH-2 (House, Two-Family) district. (Continued from Regular Meeting of June 4, 1987)
(Proposed for continuation to July 16, 1987)

CONTINUED TO JULY 16, 1987

VOTE: 7-0

3. 87.81P (Skiffer)
654 - 700 GREAT HIGHWAY, at Balboa Street, Lot 1 in Assessor's Block 1592 (Parcel 4), and Lot 2 in Assessor's Block 1595 (Parcel 3) - Consideration of Approval of a Coastal Permit to allow the development of up to 203 units on Parcel 3 and up to 135 units on Parcel 4 in conformity with previous City Planning Commission Approvals for this Planned Unit Development in a NC-1 (Neighborhood Commercial Cluster) district, RH-2 (House, Two-Family) district, and an RM-1 (Mixed Residential, Low-Density) district. (Continued from Regular Meeting of June 4, 1987)
(Proposed for continuation to July 16, 1987)

CONTINUED TO JULY 16, 1987

VOTE: 7-0

4. 85.533ZT (Bateson)
MID MARKET AREA, generally bounded on the west by Ninth Street, on the east by Fifth Street, on the north by Market Street, and on the south by Mission and Natoma Streets - Consideration of Permanent

Item #85.533ZT cont.

Controls including Amendments to the Zoning Map and City Planning Code text to reclassify the Height and Bulk Districts for portions of Assessor's Blocks 3701, 3702, 3703, 3704 and 3725 located therein from 90-X, 120-X, 120-F, 150-S, 160-F, 180-S and 240-S to 65-X - 105-E, 90-X, 90-X - 120-F and 90-X - 150-F; and amending the text of the City Planning Code by adding Sections 263.11 and 296 to provide for exceptions to the base height limits in the Mid-Market area and for height restrictions on structures shading United Nations Plaza.

(Continued from Regular Meeting of May 14, 1987)

(Public hearing closed)

(Proposed for continuation to August 20, 1987)

CONTINUED TO AUGUST 20, 1987

VOTE: 7-0

5. 87.126D

(Nixon)

848 - 42ND AVENUE, east side between Cabrillo and Fulton Streets, Lot 4A in Assessor's Block 1684 - Discretionary Review of Building Permit Application No. 8702374 for the proposed construction of a two-family, two-story over garage building after the demolition of a single-family dwelling in an RH-2 (House, Two-Family) district.

(Continued from Regular Meeting of June 4, 1987)

(Proposed for indefinite continuation)

CONTINUED INDEFINITELY

VOTE: 7-0

E. CONSENT CALENDAR

6. 87.329C

(Green)

1535 HAIGHT STREET, south side between Clayton and Ashbury Streets, Lot 30 in Assessor's Block 1245 - Request for authorization of Conditional Use to permit modification of conditions of approval as set forth in City Planning Commission Motion No. 9210 for an existing pizza restaurant defined by Section 790.90 of the Planning Code as a SMALL FAST FOOD ESTABLISHMENT within the Haight Street Neighborhood Commercial District. The proposal is to transfer the ownership of the restaurant to another party, and to extend the hours of operation from 11:00 a.m. to 1:00 a.m. The restaurant currently has seating for up to 40 persons in approximately 1,200 square feet of floor area. This application has been placed on the Consent Calendar with a recommendation for approval as proposed in the application. The Conditions of Approval made a part of this application are available for inspection at the Department of City Planning.

APPROVED WITH CONDITIONS, MOTION #11064

VOTE: 7-0

F. REGULAR CALENDAR

7. 87.223M (Shotland)
Consideration of proposed amendments to the Recreation and Open Space Element of the Master Plan, and the Recreation and Open Space Programs document, as set forth in the Recreation and Open Space Element of the Master Plan, Proposal for Adoption, December, 1986, and the Recreation and Open Space Programs document. The proposed amendments would amend the policies, text, and maps of the current Master Plan Element, and Programs documents, which date from 1973, by adopting additions, deletions, and modifications to the existing chapters on Regional Open Space, Citywide Open Space, the Shoreline, the Neighborhoods, and adding a new chapter on the Downtown. Please call Stephen Shotland at 558-6308 for additional information about the proposal.
(Continued from Regular Meeting of June 25, 1987)

4:15 - 4:25 P.M.

II.A.128 - 274

No public testimony received.

APPROVED, RESOLUTION #11065

VOTE: 6-0

ABSENT: COMMISSIONER ROSENBLATT

8. 87.305C (Green)
718 - 14TH STREET, north side between Belcher and Church Streets, Lot 19 in Assessor's Block 3537 - Request for authorization of Conditional Use to permit an expansion of the existing restaurant and bar and the establishment of "Other Entertainment" as defined by Section 790.38 of the Planning Code within an existing restaurant and bar within the Upper Market Street Neighborhood Commercial District. The proposal is to expand the existing establishment in the rear by 340 square feet for a total area of 1,374 square feet and to allow one cabaret singer accompanied by one piano without amplification in the existing establishment containing approximately 1,374 square feet of floor area.

4:25 - 4:28 P.M.

II.A.275 - 338

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11066

VOTE: 7-0

9. 87.288C (Green)
1624 POWELL STREET, east side between Green and Union Streets, Lot 14 in Assessor's Block 117 - Request for authorization of Conditional Use to permit the establishment of a Bar and Full Service Restaurant as defined by Sections 790.22 and 790.92 of the Planning Code within the North Beach Neighborhood Commercial District. The proposal is to install the bar and restaurant in an existing basement. The establishment will have seating for up to 49 persons in approximately 1,890 square feet of floor area.

CONTINUED TO JULY 16, 1987

VOTE: 7-0

10. 87.289C (Green)
3569 SACRAMENTO STREET, south side between Locust and Laurel Streets, Lot 23 in Assessor's Block 1019 - Request for authorization of Conditional Use to permit the establishment of a Pizza Restaurant to be operated as a FULL SERVICE RESTAURANT as defined by Section 790.92 of the Planning Code within the Sacramento Street Neighborhood Commercial District. The proposal is to install a full service pizza restaurant with seating for up to 49 persons in approximately 2,000 square feet of floor area.

4:28 - 5:55 P.M.

II.A.342 - II.B.556

Speakers: 1. David Cincotta - project sponsor's representative. 2. Peter Cooperstein - project sponsor. 3. Sylvia Hester (pro). 4. Ellen Schumer (pro). 5. Marsha Herman (pro). 6. Joel Schumer (pro). 7. Merv Silberberg (pro). 8. Robert Beach - Presidio Heights Association of Neighbors (con). 9. Eric Wong (con). 10. Leslie Thomas (con). 11. Charlie Coane (con). 12. Dale Chavier (con). 13. Unidentified. 14. Virginia Rotan (con). 15. Marie Louise Hebert (con). 16. Steven Krolik (con). 17. Robin Lester (con). 18. Bill Welch - Sacramento Street Merchants Assoc. (con). 19. Bruce McLeroy (con). 20. Sylvia Bunschoft (con). 21. Gail Chavier (con). 22. Redmond Dew (con). 23. Shirley Klauffer (con).
PASSED MOTION OF INTENT TO DISAPPROVE, FINAL LANGUAGE CONSIDERED
JULY 16, 1987 VOTE: 5-2

VOTING NO: COMMISSIONERS KARASICK AND WRIGHT

3:15 P.M.

11. 87.361EZ (Jones/Dowdee)
AREA GENERALLY BOUNDED BY JULIAN AVENUE, 15TH STREET, NATOMA STREET AND 14TH STREET, Lots 2A, 2-4, 29 and 32 in Assessor's Block 3547; Lots 24-33, 35, 48-52, 63-65 and 89 in Assessor's Block 3548 - Consideration of proposed Permanent Amendments to the Zoning Map to reclassify property from NC-3 (Moderate Scale Neighborhood Commercial) zoning to C-M (Heavy Commercial) zoning. The amendments were initiated by the Board of Supervisors.

CONTINUED TO JULY 30, 1987

VOTE: 7-0

12. 87.362ETZ (Jones/Dowdee)
NEIGHBORHOOD COMMERCIAL ZONING DISTRICTS - Consideration of proposed Permanent Amendments to the City Planning Code to add Section 175.5 to provide for transitional extension of interim Planning Code provisions for projects approved prior to adoption of amendments implementing the Neighborhood Commercial Rezoning Proposal. These amendments were initiated by the Board of Supervisors.

5:55 - 5:57 P.M.

II.B.566 - 575

No public testimony received.

APPROVED, RESOLUTION #11067

VOTE: 7-0

13. 83.462ECC (Blazej)
731-747 POST STREET, 640-650 GEARY STREET, between Leavenworth and Jones Streets, Alcazar Theater, Lots 7, 8, 17 in Assessor's Block 304 - Request for modification of Conditional Use previously authorized by Motion No. 10033 regarding Preservation/Restoration with respect to time for performance, in a RC-4 (Residential-Commercial Combined, High Density) and 160-F Height and Bulk District.
(Continued from Regular Meeting of June 25, 1987)

5:57 - 5:58 P.M.

II.B.576 - 587

No public testimony received.

APPROVED, MOTION #11068

VOTE: 7-0

14. 86.707D (Berkowitz)
2533-35 GREENWICH STREET, south side between Divisadero and Scott Streets, Lot 22A in Assessor's Block 944 - Consideration of request for Discretionary Review of Building Permit Application No. 8608598 for the construction of a four-story residential building in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of June 4, 1987)

CONTINUED TO AUGUST 6, 1987

VOTE: 7-0

15. 86.707D (Berkowitz)
2533-35 GREENWICH STREET, south side between Divisadero and Scott Streets, Lot 22A in Assessor's Block 944 - Discretionary Review of Building Permit Application No. 8608598, as described above.
(Continued from Regular Meeting of June 4, 1987)

CONTINUED TO AUGUST 6, 1987

VOTE: 7-0

16. 83.327EICBBC (Fitzpatrick)
ST. MARY'S HOSPITAL, the southeastern seven-eighths of the block bounded by Hayes, Stanyan, Fulton and Shrader Streets, Lots 29A, 36 and 37 in Assessor's Block 1191 and the northwestern one-third of the block bounded by Fell, Stanyan, Hayes and Shrader Streets; Lots 11, 11A and 14 in Assessor's Block 1213 - Request for authorization of Conditional Use for a Planned Unit Development for the construction of a four-story, 41-foot high (measured at mid-point of the Fulton Street frontage to the roof) and 50-foot high (measured at mid-point of the Shrader Street frontage to the roof) approximately 52,000 SQUARE FOOT MEDICAL BUILDING on a site at the southwest corner of Fulton and Shrader Streets within the campus of St. Mary's Hospital containing out-patient specialty care clinics, approximately 24,500 square feet of physicians' offices and 375 parking spaces in an RH-3 (House, Three-Family) district, and resulting in a campus-wide Floor Area Ratio of 1.95 to 1 exceeding the otherwise permitted Floor Area Ratio of 1.80 to 1 (not including corner and through lot premiums), and being over 40 feet in a

Item #83.327EICBCC cont.

residential district (but in an 80-D Height and Bulk District), and with an intrusion into the otherwise required rear yard, and with possible exceptions to the bulk limitations at the fourth floor, and with the provision of parking in amounts exceeding those defined as accessory in the Code.

(Continued from Regular Meeting of June 4, 1987)

6:17 - 6:27 P.M.

II.B.683 - 778

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speakers: 1. Duane Garrett - project sponsor's representative. 2. Alice Barkley - representative of Stanyan-Fulton Neighborhood Assoc. (pro).

PASSED MOTION TO ALLOW COMMISSIONER HEMPHILL TO ABSTAIN VOTE: 7-0
APPROVED WITH CONDITIONS, MOTION #11069 VOTE: 6-0

ABSTAINED: COMMISSIONER HEMPHILL

17. 87.3761

(Fitzpatrick)

ST. MARY'S HOSPITAL, the southeastern seven-eighths of the block bounded by Hayes, Stanyan, Fulton and Shrader Streets, Lots 29A, 36 and 37 in Assessor's Block 1191 and the northwestern one-third of the block bounded by Fell, Stanyan, Hayes and Shrader Streets, Lots 11, 11A and 14 in Assessor's Block 1213 - Public hearing on update to Institutional Master Plan.

6:10 - 6:17 P.M.

II.B.630 - 682

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speakers: 1. Alice Barkley - rep. of Stanyan-Fulton Neigh. Assoc. 2. Duane Garrett - representative for St. Mary's Hospital.

CONTINUED TO OCTOBER 8, 1987

VOTE: 7-0

18. 84.533EC

(Scott)

BLOCK BOUNDED BY KEARNY, COLUMBUS, WASHINGTON AND JACKSON STREETS, including site of former INTERNATIONAL HOTEL, Lots 4, 5, 11 and 13 in Assessor's Block 195 - Request for authorization of Conditional Use for a Planned Unit Development involving the construction of two structures, including approximately 45,300 square feet of low-income housing for the elderly (126 residential units), 50,700 square feet of commercial (retail/restaurant) space, and 81,300 square feet of office space. In addition, the project would provide 9,400 square feet of open space in the form of a roof-top garden and terrace. There would be 6,600 square feet reserved for a community center. The project would include 146 self-service and 31 valet parking spaces (74,908 square feet), and 5,600 square feet of mechanical and storage area. The total proposed development is approximately 290,208 square feet and is analyzed in Final EIR 84.533EC as

Item #84.533EC cont.

Alternative G. It is located in the CCB (Chinatown Community Business) district and CR/NC (Chinatown Residential/Neighborhood Commercial) district and a 65-D-2 Height and Bulk District and requires Conditional Use authorization for exceptions under the City Planning Code.

(Continued from Regular Meeting of June 4, 1987)

6:30 - 6:45 P.M.

II.B.804 - III.A.104

Speakers: 1. Stephen Taber - attorney for Four Seas Investment Corporation, project sponsor. 2. Jeffrey Heller - project architect.
APPROVED WITH CONDITIONS, MOTION #11070

VOTE: 7-0

6:30 P.M.

THE COMMISSION TOOK A RECESS FROM 6:45 TO 7:50 P.M.

19. 84.432EXB

(Badiner/Bateson)

235 PINE STREET, south side between Battery and Sansome Streets, Lot 15 in Assessor's Block 267 - Request for Determinations of Compliance and Exceptions under Section 309 of the Planning Code, request for authorization of Office Space in excess of 50,000 square feet under Section 321 of the Planning Code and request for Conditional Use authorization to permit 147,500 square feet office space, 2500 square feet of retail space, and parking for 60 cars within the C-3-O District and a 450-S Height and Bulk District. The Project requests an Exception from the side setback requirements and the Bulk requirements. The proposal is for a 25-story, 325-foot tall building.

(Continued from Regular Meeting of June 25, 1987)

7:50 - 11:00 P.M.

III.A.112 - IV.A.782

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Items 19 - 23 were heard together. The Commissioner were given 11 draft motions for their consideration. Staff presented changes and corrections to the draft motions. The motions were numbered as follows:

1. 235 Pine Street - Section 309 motion of approval.
2. 343 Sansome Street - Section 309 motion of approval.
3. 600 California Street - Section 309 motion of approval.
4. 101 Second Street - Section 309 motion of approval.
5. 235 Pine Street - Section 322 motion of approval.
6. 343 Sansome Street - Section 322 motion of approval.
7. 600 California Street - Section 322 motion of approval.
8. 101 Second Street - Section 322 motion of disapproval.
9. 1601 Mission Street - Section 322 motion of disapproval.
10. 600 California Street - Conditional Use motion of approval.
11. 1601 Mission Street - Conditional Use motion of disapproval.

Item #84.432EXB cont.

Timothy Tosta, attorney for Markborough Properties, project sponsor for 101 Second Street, had submitted a letter raising objections to the process. Barbara Sahm, Environmental Review Officer, responded to Mr. Tosta's points about the cumulative impacts of the three recommended projects. Paula Jesson, Deputy City Attorney, responded to Mr. Tosta's claims of violations of due process and violations of the Brown Act.

Speakers included: 1. Timothy Tosta - attorney for Markborough Properties. 2. Alan Stancomb. 3. Craig Cannizzo - attorney for 1601 Mission Street. 4. Sherry Levite - attorney for Hartford Building, 650 California Street. 5. Duane Garrett - attorney for 1601 Mission Street. 6. Richard Morten - S. F. Chamber of Commerce.

Commissioner Rosenblatt proposed changes to conditions of approval on design and artwork for 600 California Street.

Commissioner Rosenblatt raised questions and suggested amendments to findings on 101 Second Street, particularly on shadows, wind impacts, architectural quality and tower separation. Commissioner Bierman also raised questions on shadow impacts findings for 101 Second Street, as well as on Master Plan issues, open space design and transit. Commissioner Nakashima also raised concerns about shadow impacts of 101 Second Street.

Commissioner Rosenblatt proposed amendments to findings on housing use and residential open space for 1601 Mission Street. Commissioner Bierman objected to housing design and gateway concept of 1601 Mission Street.

Commissioner Nakashima suggested amendments to conditions of approval on design and employment for 600 California Street.

Commissioner Wright proposed amendments to the Section 309 motions including a condition specifying a 4-month time frame within which design changes must be completed and brought to the Commission for review.

Commissioner Hemphill questioned the Local Employment conditions.

The Commission voted on the four Section 309 motions. It then passed a motion of intent to approve project authorization and allocation of office space, under Section 322 of the Planning Code, for 235 Pine Street, 343 Sansome Street and 600 California Street, and deny project authorizations for 101 Second Street and 1601 Mission Street. The vote was 6-1, Commissioner Karasick dissenting.

The Commission then voted on each Section 322 motion, followed by votes on the Conditional Use motions for 600 California Street and 1601 Mission Street.

Item #84.432EXB cont.

APPROVED (WITH CONDITIONS) COMPLIANCE AND EXCEPTIONS UNDER SECTION 309, MOTION #11071

VOTE: 7-0

APPROVED (WITH CONDITIONS) PROJECT AUTHORIZATION UNDER SECTION 322, MOTION #11075

VOTE: 7-0

20. 85.75XCB (Badiner/Bateson)
343 SANSOME STREET, between California and Sacramento Streets, Lots 2, 24, 27 and 28 in Assessor's Block 239 - Request for Determinations of Compliance under Section 309 of the Planning Code, request for authorization of Office Space in excess of 50,000 square feet under Section 321 of the Planning Code and request for Conditional Use authorization to permit an addition of 160,449 square feet of office space, 13,370 square feet of retail space and 87 parking spaces to an existing 71,180 square foot office building within the C-3-0 District and a 300-S Height and Bulk District. The Project requires Conditional Use authorization to exceed the amount of parking allowed as an Accessory Use. The proposal is to construct a 15-story, 212-foot tall building and renovate 343 Sansome Street, a Category III Preservation Building.
(Continued from Regular Meeting of June 25, 1987)

7:50 - 11:00 P.M.

III.A.112 - IV.A.782

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Items 19 - 23 were heard together. See item 19 for discussion and speakers.

APPROVED (WITH CONDITIONS) COMPLIANCE AND EXCEPTIONS UNDER SECTION 309, MOTION #11072

VOTE: 7-0

APPROVED (WITH AMENDMENTS AND CONDITIONS) PROJECT AUTHORIZATION UNDER SECTION 322, MOTION #11076

VOTE: 6-1

VOTING NO: COMMISSIONER KARASICK

21. 85.414XB (Badiner/Bateson)
101 SECOND STREET, southeast corner of Second and Mission Streets, Lots 72, 73, 74 and 75 in Assessor's Block 3721 - Request for Determinations of Compliance and Exceptions under Section 309 of the Planning Code and request for authorization of Office Space in excess of 50,000 square feet under Section 321 of the Planning Code to permit 377,525 square feet of office space, 4,750 square feet of retail space and 91 parking spaces within the C-3-0 District and a 500-S and 150-S Height and Bulk Districts and within the Second-New Montgomery Conservation District. The Project requests an Exception from the ground level wind requirements and Separation of Tower requirement. The proposal is to construct a 32-story, 457-foot high building.
(Continued from Regular Meeting of June 25, 1987)

Item #85.414XB cont.

7:50 - 11:00 P.M.

III.A.112 - IV.A.782

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Items 19 - 23 were heard together. See item 19 for discussion and speakers.

APPROVED (WITH AMENDMENTS AND CONDITIONS) COMPLIANCE AND EXCEPTIONS UNDER SECTION 309, MOTION #11074

VOTE: 7-0

DISAPPROVED PROJECT AUTHORIZATION UNDER SECTION 322, MOTION #11078

VOTE: 7-0

22. 86.85XCB

(Badiner/Bateson)

600 CALIFORNIA STREET, northwest corner of California and Kearny Streets, through to Sacramento Street, Lots 3 and 26 in Assessor's Block 241 - Request for Determinations of Compliance and Exceptions under Section 309 of the Planning Code, request for authorization of Office Space in excess of 50,000 square feet under Section 321 of the Planning Code and request for Conditional Use authorization to permit 318,030 square feet of office space, 9,165 square feet of retail space and parking for 232 cars within the C-3-0 District and a 250-S Height and Bulk District. The Project requests Exceptions from bulk requirements, wind speed requirements and Separation of Tower requirement. The Project requires Conditional Use authorization to exceed the amount of parking allowed as an Accessory Use. The proposal is to create a 19-story, 253-foot tall building on California Street, stepping down to 50 feet on Sacramento Street.

(Continued from Regular Meeting of June 25, 1987)

7:50 - 11:00 P.M.

III.A.112 - IV.A.782

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Items 19 - 23 were heard together. See item 19 for discussion and speakers.

APPROVED (WITH AMENDMENTS AND CONDITIONS) COMPLIANCE AND EXCEPTIONS UNDER SECTION 309, MOTION #11073

VOTE: 7-0

APPROVED (WITH CONDITIONS) PROJECT AUTHORIZATION UNDER SECTION 322, MOTION #11077

VOTE: 6-1

VOTING NO: COMMISSIONER NAKASHIMA

APPROVED (WITH CONDITIONS) CONDITIONAL USE AUTHORIZATION FOR PARKING, MOTION #11080

VOTE: 7-0

23. 87.236BC

(Badiner/Bateson)

1601 MISSION STREET, at South Van Ness Avenue, Lots 1, 33, 36A and 40 in Assessor's Block 3514 - Request for authorization of Office Space in excess of 50,000 square feet under Section 321 of the Planning Code and request for Conditional Use authorization to permit 229,500 square feet of office space, 20,000 square feet of

Item #87.236BC cont.

retail space, 373 parking spaces, and 84 dwelling units within the C-M District and a 105-E Height and Bulk District. The Project requires Conditional Use authorization for a Planned Unit Development with exceptions to the rear yard requirements, and parking requirements and to allow residential use in a C-M district. The proposal is to create one office building and one residential building with up to 84 units.

(Continued from Regular Meeting of June 25, 1987)

7:50 - 11:00 P.M.

III.A.112 - IV.A.782

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Items 19 - 23 were heard together. See item 19 for discussion and speakers.

DISAPPROVED PROJECT AUTHORIZATION UNDER SECTION 322, MOTION #11079

VOTE: 6-1

VOTING NO: COMMISSIONER KARASICK

DISAPPROVED (WITH AMENDMENTS) CONDITIONAL USE AUTHORIZATION/PLANNED UNIT DEVELOPMENT, MOTION #11081

VOTE: 6-1

VOTING NO: COMMISSIONER KARASICK

Adjournment AT 11:00 P.M.

S F
C55
#21
7/16/87

S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JULY 16, 1987
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

JUL 24 1987

SAN FRANCISCO
PUBLIC LIBRARY

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B. 479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, Rosenblatt and Wright.

12:00 NOON

PRESENT ON FIELD TRIP: COMMISSIONERS BIERMAN, HEMPHILL, NAKASHIMA, ROSENBLATT AND WRIGHT.

FIELD TRIP - To view the site of 2533-35 Greenwich Street (Case No. 86.707D).

COMPLETED

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 1:50 P.M.

Staff in attendance: Dean L. Macris - Director of Planning, Robert Passmore - Zoning Administrator, Sally Maxwell, Gerald Green, Jim Nixon, Larry McDonald, Joanne Wilson, David Hood, Lu Blazej, Glenda Skiffer, Catherine Bauman and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

1. Informational presentation on Environmental Protection Agency (EPA) sanctions on development due to violations of air quality standards.
(Maxwell)

PRESENTATION GIVEN. NO ACTION REQUIRED.

B. COMMISSIONERS' QUESTIONS & MATTERSC. PUBLIC COMMENTSD. ITEMS TO BE CONTINUED

2. 86.660D (Nixon)
175 - 29TH AVENUE, west side between Lake Street and McLaren Avenue,
Lot 4 in Assessor's Block 1329 - Consideration of request for
Discretionary Review of Building Permit Application No. 8609301 for
a three-story addition at the rear of a single-family structure in
an RH-1(D) (House, Single-Family, Detached) district.
(Continued from Regular Meeting of June 18, 1987)
(Proposed for continuation to July 23, 1987)

CONTINUED TO AUGUST 27, 1987

VOTE: 7-0

3. 86.660D (Nixon)
175 - 29TH AVENUE, west side between Lake Street and McLaren Avenue,
Lot 4 in Assessor's Block 1329 - Discretionary Review of Building
Permit Application No. 8609301, as described above.
(Continued from Regular Meeting of June 18, 1987)
(Proposed for continuation to July 23, 1987)

CONTINUED TO AUGUST 27, 1987

VOTE: 7-0

4. 87.241ER (Marsh)
Review for conformity with the Master Plan of proposed amendments to
the Redevelopment Plan for the Western Addition Redevelopment
Project Area A-2, which amendments would more closely reflect the
City Planning Code's height, bulk and parking requirements; permit
hotel development in the Residential High Density (RH), Residential
and Neighborhood Commercial (RN) and Commercial General Intermediate
Density (CI) land use districts; permit public facilities, change
the land use designation on two parcels; and add a section on Hotel
conversions.
(Continued from Regular Meeting of May 28, 1987)
(Proposed for continuation to July 23, 1987)

CONTINUED TO JULY 23, 1987

VOTE: 7-0

5. 87.189E (Christie)
118 DIAMOND STREET, west side between 18th and 19th Streets, Lots 3,
4, and 5 in Assessor's Block 2693 - Appeal of Preliminary Negative
Declaration for the proposed construction of a 3-story, 20-unit low
income senior and handicapped housing development totalling
approximately 18,000 square feet, with 12 off-street parking spaces,
after demolition of an existing single-family home.
(Proposed for continuation to August 6, 1987)

CONTINUED TO AUGUST 6, 1987

VOTE: 7-0

E. CONSIDERATION OF FINDINGS & FINAL MOTION; PUBLIC HEARING CLOSED

6. 87.206D

835 - 27TH AVENUE, west side between Cabrillo and Fulton Streets, Lot 8 in Assessor's Block 1670 - Consideration of final language to APPROVE Building Permit Application No. 8703681 for construction of a three-story duplex after demolition of the existing structure in an RH-2 district.

(Public Hearing Closed and Continued from Special Meeting of July 6, 1987)

PASSED MOTION TO ALLOW COMMISSIONERS ALLEN AND NAKASHIMA TO ABSTAIN.

VOTE: 7-0

APPROVED WITH CONDITIONS, MOTION #11082

VOTE: 5-0

ABSTAINED: COMMISSIONERS ALLEN AND NAKASHIMA

7. 87.342D

331 - 29TH AVENUE, west side between California and Clement Streets, Lot 8 in Assessor's Block 1404 - Consideration of final language to APPROVE Building Permit Application No. 8706875 for construction of a three-story, two-family structure after demolition of the existing structure in an RM-1 district.

(Public Hearing Closed and Continued from Special Meeting of July 6, 1987)

PASSED MOTION TO ALLOW COMMISSIONERS ALLEN AND NAKASHIMA TO ABSTAIN.

VOTE: 7-0

APPROVED WITH CONDITIONS, MOTION #11083

VOTE: 4-1

ABSTAINED: COMMISSIONERS ALLEN AND NAKASHIMA

VOTING NO: COMMISSIONER BIERMAN

8. 87.127D

373 - 15TH AVENUE, west side between Clement Street and Geary Boulevard, Lot 17 in Assessor's Block 1447 - Consideration of final language to APPROVE Building Permit Application No. 8702158 for construction of a three-story, two-unit structure after demolition of the existing structure in an RH-2 district.

(Public Hearing Closed and Continued from Special Meeting of July 6, 1987)

PASSED MOTION TO ALLOW COMMISSIONERS ALLEN AND NAKASHIMA TO ABSTAIN.

VOTE: 7-0

APPROVED WITH CONDITIONS, MOTION #11084

VOTE: 5-0

ABSTAINED: COMMISSIONERS ALLEN AND NAKASHIMA

9. 87.341D

467 - 19TH AVENUE, west side between Geary Boulevard and Anza Street, Lot 14 in Assessor's Block 1525 - Consideration of final language to APPROVE Building Permit Application No. 8706382 for

(Nixon)

Item #87.241D cont.

construction of a three-story, three-unit structure after demolition of the existing two-family structure in an RM-1 district.
(Public Hearing Closed and Continued from Special Meeting of July 7, 1987)

PASSED MOTION TO ALLOW COMMISSIONERS ALLEN AND NAKASHIMA AND WRIGHT TO ABSTAIN.

VOTE: 7-0

APPROVED WITH CONDITIONS, MOTION #11085

VOTE: 4-0

ABSTAINED: COMMISSIONERS ALLEN, NAKASHIMA AND WRIGHT

10. 87.208D

550 - 8TH AVENUE, east side between Anza and Balboa Streets, Lot 38 in Assessor's Block 1550 - Consideration of final language to APPROVE Building Permit Application No. 8703455 for construction of a three-story, two-dwelling unit structure in an RH-2 district.

(Public Hearing Closed and Continued from Special Meeting of July 7, 1987)

PASSED MOTION TO ALLOW COMMISSIONERS ALLEN AND NAKASHIMA AND WRIGHT TO ABSTAIN.

VOTE: 7-0

APPROVED WITH CONDITIONS, MOTION #11086

VOTE: 4-0

ABSTAINED: COMMISSIONERS ALLEN, NAKASHIMA AND WRIGHT

11. 87.289C

(Green)

3569 SACRAMENTO STREET, south side between Locust and Laurel Streets, Lot 23 in Assessor's Block 1019 - Consideration of final language to DISAPPROVE authorization of Conditional Use to permit the establishment of a Pizza Restaurant to be operated as a FULL SERVICE RESTAURANT as defined by Section 790.92 of the Planning Code within the Sacramento Street Neighborhood Commercial District. The proposal is to install a full service pizza restaurant with seating for up to 49 persons in approximately 2,000 square feet of floor area.

(Public Hearing Closed and Continued from Regular Meeting of July 9, 1987)

DISAPPROVED, MOTION #11087

VOTE: 5-2

VOTING NO: COMMISSIONERS KARASICK AND WRIGHT

F. REGULAR CALENDAR

12. 87.288C

(Green)

1624 POWELL STREET, east side between Green and Union Streets, Lot 14 in Assessor's Block 117 - Request for authorization of Conditional Use to permit the establishment of a Bar and Full Service Restaurant as defined by Sections 790.22 and 790.92 of the Planning Code within the North Beach Neighborhood Commercial District. The proposal is to install the bar and restaurant in an existing basement. The establishment will have seating for up to 49 persons in approximately 1,890 square feet of floor area.

(Continued from Regular Meeting of July 9, 1987)

Item #87.288C cont

2:10 - 2:15 P.M.

I.A.404 - 471

Speaker: Owen O'Donnell - project sponsor representative.

APPROVED WITH AMENDED CONDITIONS, MOTION #11088

VOTE: 7-0

13. 87.93C

(Green)

1850 POLK STREET, southeast corner of Polk and Jackson Streets, Lot 17 in Assessor's Block 597 - Request for authorization of Conditional Use to permit a FINANCIAL SERVICE COMMERCIAL ACTIVITY as defined by Section 790.110 of the Planning Code within the Polk Street Neighborhood Commercial District. The proposal is to relocate the existing Coast Savings & Loan from 2164 Polk Street to the ground floor of 1850 Polk Street in approximately 4,389 square feet of floor area.

2:15 - 2:17 P.M.

I.A.472 - 497

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11089

VOTE: 7-0

14. 87.239D

(Nixon)

731 - 43RD AVENUE, west side between Balboa and Cabrillo Streets, Lot 2B in Assessor's Block 1601 - Consideration of request for Discretionary Review of Building Permit Application No. 8702303 for an alteration resulting in the addition of one dwelling unit and a third floor above the existing two-story structure in an RH-2 district.

(Continued from Special Meeting of July 7, 1987)

2:18 - 2:50 P.M.

I.A.501 - I.B.013

Speakers: 1. Christopher Stellman (con). 2. Unidentified speaker. 3. Marie Bordegray (con). 4. Jonathan Bulkley - Planning Association of the Richmond (con). 5. Paul Chao.

PASSED MOTION TO ALLOW COMMISSIONERS ALLEN, NAKASHIMA AND WRIGHT TO ABSTAIN.

VOTE: 7-0

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 3-1

ABSTAINED: COMMISSIONERS ALLEN, NAKASHIMA AND WRIGHT

VOTING NO: COMMISSIONER KARASICK

15. 87.239D

(Nixon)

731 - 43RD AVENUE, west side between Balboa and Cabrillo Streets, Lot 2B in Assessor's Block 1601 - Discretionary Review of Building Permit Application No. 8704261, as described above.

(Continued from Special Meeting of July 7, 1987)

CONTINUED TO AUGUST 6, 1987

VOTE: 3-1

VOTING NO: COMMISSIONER KARASICK

16. 87.314D

(Nixon)

1839 CABRILLO STREET, south side between 19th and 20th Avenues, Lot 40 in Assessor's Block 1662 - Consideration of request for Discretionary Review of Building Permit Application No. 8703903 for

Item #87.314D cont.

an alteration resulting in the addition of one dwelling unit and one floor to an existing two-story, single-family structure in an RH-2 district.

(Continued from Special Meeting of July 7, 1987)

2:50 - 2:55 P.M.

I.B.025 - 115

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

17. 87.314D

(Nixon)

1839 CABRILLO STREET, south side between 19th and 20th Avenues, Lot 40 in Assessor's Block 1662 - Discretionary Review of Building Permit Application No. 8703903, as described above.

(Continued from Special Meeting of July 7, 1987)

2:50 - 2:55 P.M.

I.B.025 - 115

Speaker: Jonathan Bulkley.

APPROVED WITH CONDITIONS, MOTION #11090

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

18. 87.344D

(Nixon)

1801 WAWONA STREET, south side between 28th and 30th Avenues, Lot 9 in Assessor's Block 2494A - Discretionary Review of Building Permit Application No. 8704123 for an addition of approximately 550 square feet on top of an existing single-family structure in an RH-1(D) district.

(Continued from Special Meeting of July 6, 1987)

2:55 - 3:25 P.M.

I.B.117 - 531

PASSED MOTION TO ALLOW COMMISSIONERS ALLEN, NAKASHIMA AND WRIGHT TO ABSTAIN.

VOTE: 7-0

Speakers: 1. Daniel Sun - project sponsor's representative. 2. Don May (con). 3. Paul Arnerich (con). 4. Matt Palmer (con). 5. John Disney (con). 6. Lewellyn Johns (con).

DISAPPROVED, MOTION #11091

VOTE: 3-1

ABSTAINED: COMMISSIONERS ALLEN, NAKASHIMA AND WRIGHT

VOTING NO: COMMISSIONER KARASICK

19. 87.373D

(Nixon)

1680 - 12TH AVENUE, east side between Moraga and Lawton Streets, Lot 25 in Assessor's Block 1932 - Discretionary Review of Building Permit Application No. 8706985 for alteration to an existing single-family structure by construction of an additional level in an RH-2 district.

(Continued from Special Meeting of July 6, 1987)

CONTINUED TO AUGUST 6, 1987

VOTE: 7-0

THE COMMISSION TOOK A RECESS FROM 3:25 - 4:05 P.M.

4:00 P.M.

20. 86.299EC (McDonald)
845 MEADE AVENUE, south of Jennings Street, Lot 83 in Assessor's Block 4991 - Request for authorization of Conditional Use to permit a PLANNED UNIT DEVELOPMENT OF 46 DWELLING UNITS on a lot having an area of 148,000 square feet and proposing exceptions from Planning Code requirements for lot area and rear yard depth in an RH-2 (House, Two-Family) district with a 40-X height and bulk designation. (Continued from Regular Meeting of June 18, 1987)

4:05 - 5:10 P.M. I.B.538 - II.A.606
Speakers: 1. Matt Ettinger (con). 2. Langston Slocum (con). 3. Mrs. Barnes (con). 4. Mr. Rivera (con). 5. Jim Fayer - Geotechnical consultant. 6. Jim Stockford (con). 7. Carlos Dominguez - project designer. 8. Archie Occipinti - project sponsor. CONTINUED TO AUGUST 6, 1987 VOTE: 7-0

21. 87.98C (Wilson)
766 VALENCIA STREET, west side between 18th and 19th Streets, Lot 9 in Assessor's Block 3588 - Request for authorization of Conditional Use to modify previous conditions of approval as set forth in City Planning Commission Motion No. 8951 authorization of a cafe, place of entertainment/restaurant, and guest house within the Valencia Street Neighborhood Commercial District. The proposal is to intensify the existing activities by adding seating, converting an existing dwelling unit to general office space occupied by a separate tenant.

5:10 - 5:35 P.M. II.A.616 - 879
Items 21 and 22 were heard together. Speakers: 1. Catherine DeLara - project sponsor. 2. Seth Curland - project architect. 3. Tom Ford - project sponsor. 4. John Cricken - Intersection for the Arts, Board of Directors. APPROVED WITH CONDITIONS, MOTION # 11092 VOTE: 7-0

22. 87.98VC (Wilson)
766 VALENCIA STREET, west side between 18th and 19th Streets, Lot 9 in Assessor's Block 3588 - Request for OFF-STREET PARKING VARIANCE in order to convert the existing three-story (formerly a mortuary) building to offices, two theatres, art galleries, retail and restaurant use without providing off-street parking. The total off-street parking requirement would be 29 parking spaces; however, allowing for a lawful deficiency for the previous use as a mortuary, with a parking credit of five (5) off-street parking spaces, the requirement is reduced to 24 independently accessible off-street parking spaces of the Code required size.

5:10 - 5:35 P.M. II.A.616 - 879
Items 21 and 22 were heard together. See item 21 for speakers. PUBLIC HEARING CLOSED BY ZONING ADMINISTRATOR.

23. 87.323C (Hood)
4124 - 18TH STREET, north side between Castro and Collingwood Streets, Lot 14 in Assessor's Block 2647 - Request for authorization of Conditional Use to convert a dwelling unit to office use in the Castro Street Neighborhood Commercial District.

5:45 - 6:00 P.M.

II.B.002 - 355

Speaker: Edward Foti - project sponsor.

MOTION OF DISAPPROVAL FAILED BY VOTE OF 1-6,

COMMISSIONERS ALLEN, BIERMAN, HEMPHILL, KARASICK, ROSENBLATT AND WRIGHT DISSENTING.

PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE ON JULY 23, 1987.

VOTE: 7-0

24. 86.405ETZCV (Skiffer)
16TH AND VALENCIA STREETS AFFORDABLE HOUSING SPECIAL USE DISTRICT - Consideration of proposed amendments to the Zoning Map and text of the Planning Code, having as its purpose the development of low- and moderate-income rental housing through the granting of a twenty-five percent density bonus. THE PROPERTY WITHIN THE SPECIAL USE DISTRICT TO BE COMPRISED OF ASSESSOR'S BLOCK 3554, LOT 16.
(Continued from Regular Meeting of June 18, 1987)

6:00 - 6:15 P.M.

II.B.362 - 502

Items 24 - 26 were heard together. Speakers: 1. Duke Crestfill.

2. Tom Thompson - sponsor of fast food restaurant. 3. David Spero - North Mission Association (pro).

APPROVED, RESOLUTION #11093

VOTE: 7-0

25. 86.405ETZCV (Skiffer)
483-89 VALENCIA STREET, northeast corner of 16th and Valencia Streets, Lot 16 in Assessor's Block 3554 - Request for authorization of Conditional Use for a LARGE FAST FOOD RESTAURANT and a COMMERCIAL USE EXCEEDING 3,000 square feet in the Valencia Street Neighborhood Commercial District, and request for authorization of Conditional Use to permit 20 AFFORDABLE DWELLING UNITS in lieu of the 16 units otherwise allowed on the subject lot in the Valencia Street Neighborhood Commercial District and the 16th and Valencia Streets Affordable Housing Special Use District.
(Continued from Regular Meeting of June 18, 1987)

6:00 - 6:15 P.M.

II.B.362 - 502

Items 24 - 26 were heard together. See item 24 for speakers.

APPROVED WITH AMENDED CONDITIONS, MOTION #11094

VOTE: 7-0

26. 86.405ETZCV (Skiffer)
483-89 VALENCIA STREET, northeast corner of 16th and Valencia Streets, Lot 16 in Assessor's Block 3554 - Request for REAR YARD, USABLE OPEN SPACE, EXPOSURE OF A DWELLING UNIT TO OPEN SPACE, OBSTRUCTIONS OVER STREETS, AND COMMERCIAL STREET FRONTAGE EXPOSURE

Item #86.405ETZCV cont.

VARIANCES for the development of a twenty-unit affordable housing project with ground floor commercial space in the Valencia Street Neighborhood Commercial District and a 50-X Height and Bulk District. (Continued from Regular Meeting of June 18, 1987)

6:00 - 6:15 P.M.

II.B.362 - 502

Items 24 - 26 were heard together. See item 24 for speakers.

PUBLIC HEARING CLOSED BY ZONING ADMINISTRATOR.

27. 87.81C

(Skiffer)

OCEAN BEACH ESTATES, 654 AND 700 GREAT HIGHWAY, at Balboa Street, Lot 1 in Assessor's Block 1592 and Lot 2 in Assessor's Block 1595 - Request for authorization of Conditional Use to extend the previously-approved Conditional Use authorization given in City Planning Commission Motion No. 9633 for Case No. 82.167C for a period of three years in order to complete the subject development proposal in a NC-1 (Neighborhood Commercial Cluster) district, RM-1 (Mixed, Low-Density) district, and RH-2 (House, Two-Family) district. (Continued from Regular Meeting of July 9, 1987)

CONTINUED TO AUGUST 6, 1987

VOTE: 7-0

28. 87.81P

(Skiffer)

654 - 700 GREAT HIGHWAY, at Balboa Street, Lot 1 in Assessor's Block 1592 (Parcel 4), and Lot 2 in Assessor's Block 1595 (Parcel 3) - Consideration of Approval of a Coastal Permit to allow the development of up to 203 units on Parcel 3 and up to 135 units on Parcel 4 in conformity with previous City Planning Commission Approvals for this Planned Unit Development in a NC-1 (Neighborhood Commercial Cluster) district, RH-2 (House, Two-Family) district, and an RM-1 (Mixed Residential, Low-Density) district. (Continued from Regular Meeting of July 9, 1987)

CONTINUED TO AUGUST 6, 1987

VOTE: 7-0

6:00 P.M.

29. 85.111E/85.114E

(Bauman)

SUPER 8 HOTEL (85.111E), southwest corner of Mason and North Point Streets on Lot 1 of Assessor's Block 30 - Public hearing on the Draft Environmental Impact Report for a 40-foot tall hotel with 194 rooms, 2,025 square feet of restaurant space and 68 valet parking spaces. CLARION HOTEL (85.114E), west side of Taylor Street on Lots 1, 2, 5A and 6 of Assessor's Block 29 - Public hearing on the Draft Environmental Impact Report for a 40-foot tall hotel with 374 rooms, 9,450 square feet of restaurant space, and 3,990 square feet of retail space, 7,312 square feet of meeting space and 132 Valet parking spaces. Each project would require Conditional Use authorization. One Draft Environmental Impact Report has been prepared for these two projects.

Item #85.111E/85.114E cont.

6:15 - 6:30 P.M.

II.B.516 - 687

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speakers: 1. Christopher Martin - Fisherman's Wharf Merchants Assoc. 2. Paul Herreras - Telegraph Hill Dwellers.

PUBLIC HEARING CLOSED.

VOTE: 7-0

30. 86.593TE

(Pearl)

Consideration of text amendments to the City Planning Code which add Section 177 thereto to require owners maintaining illegal dwelling units and other commercial space to pay relocation costs and damages to tenants displaced from such space, and amendments to Article 37 of the San Francisco Administrative Code (Residential Rent Stabilization and Arbitration Ordinance) which amend Section 37.9 thereof to permit landlords to recover possession of rental units where occupancy is not permitted by permits of record and to require owners to pay relocation costs and damages to tenants displaced from such units. (Board of Supervisors' File No. 115-86-36.1)
(Continued from Regular Meeting of June 18, 1987)

CONTINUED TO AUGUST 6, 1987

VOTE: 7-0

Adjournment AT 6:30 P.M.

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JUL 28 1987

SAN FRANCISCO
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OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JULY 23, 1987
ROOM 282, CITY HALL
1:30 P.M.

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B. 479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Bierman, Hemphill, Karasick, and Nakashima.

ABSENT: COMMISSIONER ALLEN, BIRRER AND ROSENBLATT

1:30 P.M.

MEETING WAS CALLED TO ORDER BY VICE PRESIDENT NAKASHIMA AT 1:45 P.M.

Staff in attendance included: Robert Passmore - Zoning Administrator, Stephen Shotland, Jim Nixon, Vincent Marsh and Lori Yamauchi - Administrative Secretary.

- A. DIRECTOR'S REPORT
- B. COMMISSIONERS' QUESTIONS & MATTERS
- C. PUBLIC COMMENT
- D. ITEMS TO BE CONTINUED

- 1. 87.339D
534 - 34TH AVENUE, east side between Geary Boulevard and Anza Street, Lot 37 in Assessor's Block 1511 - Consideration of request for Discretionary Review of Building Permit Application No. 8706668 for construction of a four-story, two-unit structure after demolition of the existing structure in an RH-2 (House, Two Family) district.
(Continued from Special Meeting of July 7, 1987)
(Proposed for continuation to July 30, 1987)

CONTINUED TO JULY 30, 1987
ABSENT: COMMISSIONERS ALLEN, BIRRER AND ROSENBLATT

VOTE: 4-0

2. 87.339D
534 - 34TH AVENUE, east side between Geary Boulevard and Anza Street, Lot 37 in Assessor's Block 1511 - Discretionary Review of Building Permit Application No. 8706668, as described above.
(Continued from Special Meeting of July 7, 1987)
(Proposed for continuation to July 30, 1987)

CONTINUED TO JULY 30, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS ALLEN, BIRRER AND ROSENBLATT

3. 87.218D (Nixon)
654 - 28TH AVENUE, east side between Anza and Balboa Streets, Lot 14D in Assessor's Block 1570 - Consideration of request for Discretionary Review of Building Permit Application No. 8704174 for construction of a three-story duplex after demolition of the existing structure in an RH-2 (House, Two Family) district.
(Continued from Special Meeting of July 7, 1987)
(Proposed for continuation to August 6, 1987)

CONTINUED TO AUGUST 6, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS ALLEN, BIRRER AND ROSENBLATT

4. 87.218D (Nixon)
654 - 28TH AVENUE, east side between Anza and Balboa Streets, Lot 14D in Assessor's Block 1570 - Discretionary Review of Building Permit Application No. 8704174, as described above.
(Continued from Special Meeting of July 7, 1987)
(Proposed for continuation to August 6, 1987)

CONTINUED TO AUGUST 6, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS ALLEN, BIRRER AND ROSENBLATT

5. 87.70C (Nixon)
22ND STREET, north side between Connecticut and Missouri Streets, Lots 43 and 44 in Assessor's Block 4100 - Request for authorization of Conditional Use to permit construction of a structure containing three (3) dwelling units after merger of two lots into one (1) lot of 5,000 square feet and authorization to permit parking for five (5) vehicles in an RH-2 (House, Two-Family) district with a 40-X Height and Bulk district classification.
(Continued from Regular Meeting of June 25, 1987)
(Proposed for continuation to August 27, 1987)

CONTINUED TO AUGUST 27, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS ALLEN, BIRRER AND ROSENBLATT

E. REGULAR CALENDAR

6. 87.241ER (Marsh)
Review for conformity with the Master Plan of proposed amendments to the Redevelopment Plan for the Western Addition Redevelopment Project Area A-2, which amendments would more closely reflect the City Planning Code's height, bulk and parking requirements; permit hotel development in the Residential High Density (RH), Residential and Neighborhood Commercial (RN) and Commercial General Intermediate Density (CI) land use districts; permit public facilities, change the land use designation on two parcels; and add a section on Hotel conversions.
(Continued from Regular Meeting of July 16, 1987)

CONTINUED INDEFINITELY

VOTE: 4-0

ABSENT: COMMISSIONERS ALLEN, BIRRER AND ROSENBLATT

7. 87.263C (Green)
4591 MISSION STREET, east side between Brazil and Excelsior Avenues, Lot 25 in Assessor's Block 6014 - Request for authorization of Conditional Use to permit installation of a Taqueria Restaurant defined by Section 790.91 of the Planning Code as a LARGE FAST FOOD RESTAURANT within a NC-3 (Moderate Scale Neighborhood Commercial) District. The proposal is to convert a former market with accessory take-out deli to a taqueria with seating for up to 49 persons in approximately 1,987 square feet of floor area.

CONTINUED TO JULY 30, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS ALLEN, BIRRER AND ROSENBLATT

8. 87.140R (Shotland)
PRESIDIO OF SAN FRANCISCO, near intersection of Gorgas Avenue and Marshall Street - Review for conformity with the Master Plan of a proposed branch exchange with 4916 square feet of floor area and parking for 36 vehicles in the immediate vicinity. Three temporary buildings would be demolished.

1:50 - 2:35 P.M.

I.A.080 - 723

Speaker: Dave Warner - Presidio Master Planning Office.

CONTINUED TO AUGUST 6, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS ALLEN, BIRRER AND ROSENBLATT

9. 87.139R (Shotland)
PRESIDIO OF SAN FRANCISCO area bounded by Lincoln Boulevard, Halleck Street and Gorgas Avenue - Review for conformity with the Master Plan of three proposed barracks projects providing housing for 600 soldiers and for dining, supply and operation facilities required to support the soldiers. Three buildings would be demolished to clear the site.

1:50 - 2:35 P.M.

I.A.080 - 723

Speaker: Dave Warner - Presidio Master Planning Office.

CONTINUED TO AUGUST 6, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS ALLEN, BIRRER AND ROSENBLATT

July 23, 1987

10. 87.276D (Nixon)
2924 CABRILLO STREET, north side between 30th and 31st Avenues, Lot
T1D in Assessor's Block 1614 - Consideration of request for
Discretionary Review of Building Permit Application No. 8704261 for
an alteration resulting in the addition of one dwelling unit and one
floor to the existing two-story, single-family structure in an RH-2
(House, Two Family) district.
(Continued from Special Meeting of July 7, 1987)

CONTINUED TO AUGUST 20, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS ALLEN, BIRRER AND ROSENBLATT

11. 87.276D (Nixon)
2924 CABRILLO STREET, north side between 30th and 31st Avenues, Lot
T1D in Assessor's Block 1614 - Discretionary Review of Building
Permit Application No. 8704261, as described above.
(Continued from Special Meeting of July 7, 1987)

CONTINUED TO AUGUST 20, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS ALLEN, BIRRER AND ROSENBLATT

12. 87.315D (Nixon)
258 - 24TH AVENUE, east side between Lake and California Streets,
Lot 31 in Assessor's Block 1383 - Consideration of request for
Discretionary Review of Building Permit Application No. 8705540 for
construction of a three-story, two-unit structure after demolition
of the existing structure in an RH-2 (House, Two Family) district.
(Continued from Special Meeting of July 7, 1987)

2:35 - 2:40 P.M.

I.A.727 - 736

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 4-0

ABSENT: COMMISSIONERS ALLEN, BIRRER AND ROSENBLATT

13. 87.315D (Nixon)
258 - 24TH AVENUE, east side between Lake and California Streets,
Lot 31 in Assessor's Block 1383 - Discretionary Review of Building
Permit Application No. 8705540, as described above.
(Continued from Special Meeting of July 7, 1987)

2:35 - 2:40 P.M.

I.A.737 - 798

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11095

VOTE: 4-0

ABSENT: COMMISSIONERS ALLEN, BIRRER AND ROSENBLATT

14. 87.306Q (Skiffer)
2774 UNION STREET, north side between Baker and Broderick Streets,
Lot 14 in Assessor's Block 947 - Request for an Exception from the
low- and moderate-income provisions of the Subdivision Code for a
previously approved four-unit residential condominium conversion
subdivision.
(Continued from Regular Meeting of June 18, 1987)

Item #87.306Q cont.

CONTINUED TO AUGUST 13, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS ALLEN, BIRRER AND ROSENBLATT

15. 87.324C

(McDonald)

130 RIPLEY STREET, south side between Alabama and Folsom streets, Lot 101 in Assessor's Block 5549 - Request for authorization of Conditional Use to permit construction of a THIRD DWELLING UNIT on a lot having 4,950 square feet of area in an RH-2 (House, Two-Family) District with a 40-X height and bulk designation.

2:40 - 3:00 P.M.

I.A.816 - I.B.245

Speakers: 1. Elizabeth Ager. 2. Jane Ridge. 3. James Kelly - project sponsor.

APPROVED WITH CONDITIONS, MOTION #11096

VOTE: 4-0

ABSENT: COMMISSIONERS ALLEN, BIRRER AND ROSENBLATT

16. 87.324V

(McDonald)

130 RIPLEY STREET, east of Folsom street; Lot 101 in Assessor's Block 5549 - Request for FRONT SETBACK, REAR YARD AND OFF-STREET PARKING VARIANCES for a new building containing a third dwelling unit in an RH-2 (House, Two-Family) District.

2:40 - 3:00 P.M.

I.A.816 - I.B.245

Items 15 and 16 were heard together. See item 15 for speakers.

PUBLIC HEARING CLOSED BY ZONING ADMINISTRATOR

17. 87.110EZ

(Hood)

1800-1874 GREEN STREET, north side between Octavia and Laguna Streets, Lots 5 through 16 in Assessor's Block 543 - Request to reclassify property from an RH-2 (House, Two-Family) District to an RH-3 (House, Three-Family) District.

CONTINUED TO AUGUST 20, 1987

VOTE: 4-0

ABSENT: COMMISSIONER ALLEN, BIRRER AND ROSENBLATT

18. 87.379D

(Marsh)

522 STANYAN STREET, east side between Hayes and Fell Streets, Lot 6 in Assessor's Block 1213 - Consideration of request for Discretionary Review, pursuant to Priority Policy 7 of City Planning Code Section 101.1, by the Landmarks Preservation Advisory Board of Building Permit Application No. 8704602 to demolish a historic structure.

CONTINUED TO AUGUST 13, 1987

VOTE: 4-0

ABSENT: COMMISSIONER ALLEN, BIRRER AND ROSENBLATT

19. 87.379D

(Marsh)

522 STANYAN STREET, east side between Hayes and Fell Streets, Lot 6 in Assessor's Block 1213 - Discretionary Review of Building Permit Application No. 8704602, as described above.

Item #87.379D cont.

CONTINUED TO AUGUST 13, 1987

VOTE: 4-0

ABSENT: COMMISSIONER ALLEN, BIRRER AND ROSENBLATT

20. 87.270EC

(Marsh)

649 PORTOLA DRIVE, south side between Teresita and O'Shaughnessy Boulevards, Lots 26, 27 and 28 in Assessor's Block 2901-A - Request for authorization of Conditional Use to permit construction of a mixed-use building on a lot over 4,999 square feet within a NC-1 (Neighborhood Commercial Cluster) District. This proposal is to construct a two (2) story over ground floor mixed use building with 14 apartment units on two stories above three separate commercial spaces (tattalling 5,000 gross square feet) and 14 off-street parking spaces on the ground floor and 10 additional on-street parking spaces provided. The site contains approximately 11,800 square feet.

3:00 - 3:35 P.M.

I.B.250 - 751

Items 20 - 22 were heard together. Speakers: 1. Victor Gonzalez - project sponsor. 2. Lisa Gelfand - project sponsor. 3. Zev Ben-Simmon - project sponsor.

APPROVED WITH CONDITIONS, MOTION #11097

VOTE: 4-0

ABSENT: COMMISSIONERS ALLEN, BIRRER AND ROSENBLATT

21. 87.141REZ

(Marsh)

PORTOLA DRIVE AND O'SHAUGHNESSY BOULEVARD, southwest corner, portion of Lot 29 in Assessor's Block 2901-A - Review for consistency with the Master Plan of the sale of surplus City property located in a P (Public Use) district.

3:00 - 3:35 P.M.

I.B.250 - 751

Items 20 - 22 were heard together. See item 20 for speakers.

PASSED MOTION FINDING SALE NOT IN CONFORMITY WITH MASTER PLAN

VOTE: 4-0

ABSENT: COMMISSIONERS ALLEN, BIRRER AND ROSENBLATT

22. 87.141REZ

(Marsh)

PORTOLA DRIVE AND O'SHAUGHNESSY BOULEVARD, southwest corner, portion of Lot 29 in Assessor's Block 2901-A - Request for RECLASSIFICATION of a vacant City lot from a P (Public Use) district to an NC-1 (Neighborhood Commercial Cluster) district.

3:00 - 3:35 P.M.

I.B.250 - 751

Items 20 - 22 were heard together. See item 20 for speakers.

DISAPPROVED, RESOLUTION #11098

VOTE: 4-0

ABSENT: COMMISSIONER ALLEN, BIRRER AND ROSENBLATT

Adjournment

AT 3:35 P.M.

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AUG 18 1987

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OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JULY 30, 1987
ROOM 282, CITY HALL
1:30 P.M.

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B. 479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Bierman, Hemphill, Karasick, Nakashima, Rosenblatt and Wright.

ABSENT: Commissioner Allen

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 1:45 P.M.

Staff in attendance included: Dean I. Macris - Director of Planning, George Williams - Assistant Director of Plans and Programs, Robert Passmore - Zoning Administrator, Chi-Hsin Shao, Paul Deutsch, Robin Jones, Inge Horton, Gerald Green, Vincent Marsh and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

Chi-Hsin Shao, Department of City Planning transportation staff, gave an informational presentation on the parking situation in the Downtown areas. He noted a 4.3% increase in the parking supply in the C-3 districts and a 6.3% increase in the parking supply in the greater - Downtown area (including South of Market and Civic Center areas) since 1982. This compares with a 0.7% decrease in the greater Downtown parking supply during the 1975-82 period. The 1982-87 increase was attributed to the increase in garage size and increase in the number of ground level spaces provided in projects located outside the Financial District.

B. COMMISSIONERS' QUESTIONS & MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

1. 87.417E (Mackenzie)
SAN FRANCISCO COUNTY JAIL #3, located in unincorporated San Mateo County adjacent to the City of San Bruno, bounded by Skyline Boulevard, College Drive, Longview/Moreland Drives - Appeal of Preliminary Negative Declaration on the proposed expansion of the existing facility by constructing a single-story, 50,000 square foot building to house up to 300 minimum to medium security inmates and which would be designed for potential conversion to a services building for the jail facility in the long-term. The project would also include approximately 40 additional staff parking spaces. (Proposed for continuation to August 20, 1987)

CONTINUED TO AUGUST 20, 1987
ABSENT: COMMISSIONER ALLEN

VOTE: 6-0

E. CONSIDERATION OF FINDINGS & FINAL MOTION; PUBLIC HEARING CLOSED

2. 87.323C (Hood)
4124 - 18TH STREET, north side between Castro and Collingwood Streets, Lot 14 in Assessor's Block 2647 - Consideration of final language to APPROVE the authorization of Conditional Use to convert a dwelling unit to office use in the Castro Street Neighborhood Commercial District. (Public Hearing Closed and Continued from Regular Meeting of July 16, 1987)

APPROVED WITH CONDITIONS, MOTION #11099
ABSENT: COMMISSIONER ALLEN

VOTE: 6-0

F. REGULAR CALENDAR

3. 86.616E (Deutsch)
NEIGHBORHOOD COMMERCIAL ZONING DISTRICTS, Various locations in and adjacent to all NC-1, NC-2, NC-3, NC-S and Individual NC districts (formerly all C-1 and RC-1 districts, and some C-2, CM, RC-2, RC-3, and RC-4 districts) - Certification of the final ENVIRONMENTAL IMPACT REPORT for the NEIGHBORHOOD COMMERCIAL PERMANENT CONTROLS including Amendments to the San Francisco City Planning Code and Master Plan regarding neighborhood commercial districts. The proposal includes amending the Commerce and Industry Element, the Residence Element, the text of the City Planning Code, and the Land Use Maps for the City and County of San Francisco.

1:58 - 2:00 P.M.
APPROVED EIR CERTIFICATION, MOTION #11100
ABSENT: COMMISSIONER ALLEN

I.A.262 - 325
VOTE: 6-0

4. 86.616ETZM (Jones)
NEIGHBORHOOD COMMERCIAL ZONING DISTRICTS, PERMANENT CONTROLS -
ECONOMIC IMPACT ASSESSMENT REPORT, Various locations in and adjacent
to all NC-1, NC-2, NC-3, NC-S and Individual NC districts (formerly
C-1 and RC-1 districts and some C-2, CM, RC-2, RC-3 and RC-4
district - Public hearing on the Neighborhood Commercial Rezoning,
Economic Impact Assessment Report, January 1987.
(Continued from Regular Meeting of June 25, 1987)

2:02 - 2:10 P.M.

I.A.326 - 462

Speakers: 1. Mervyn Silberberg - San Franciscans for Neighborhood
Enterprise. 2. Richard Morten - San Francisco Chamber of Commerce.

PUBLIC HEARING CLOSED

VOTE: 6-0

ABSENT: COMMISSIONER ALLEN

5. 86.616ETZM (Jones)
NEIGHBORHOOD COMMERCIAL ZONING DISTRICTS, PERMANENT CONTROLS -
MASTER PLAN AMENDMENTS, Various locations in and adjacent to all
NC-1, NC-2, NC-3, NC-S and Individual NC districts (formerly C-1 and
RC-1 districts, and some C-2, CM, RC-2, RC-3, and RC-4 districts -
Consideration of AMENDMENTS TO THE SAN FRANCISCO MASTER PLAN
regarding neighborhood commercial districts and provision of
neighborhood-serving retail and service uses in certain locations in
residential districts. The proposal includes amending the Commerce
and Industry Element, the Residence Element, and the Land Use Maps
for the City and County of San Francisco. The proposed amendments
are contained in the Neighborhood Commercial Rezoning, Proposal for
Adoption, November 1986.
(Continued from Regular Meeting of June 25, 1987)

2:12 - 2:35 P.M.

I.A.463 - 782

Speaker: 1. Mervyn Silberberg - San Franciscans for Neighborhood
Enterprise.

APPROVED, RESOLUTION #11101

VOTE: 6-0

ABSENT: COMMISSIONER ALLEN

6. 86.616ETZM (Jones)
NEIGHBORHOOD COMMERCIAL ZONING DISTRICTS, PERMANENT CONTROLS,
PLANNING CODE AMENDMENTS (DELETE SUNSET CLAUSE), Various locations
in and adjacent to all NC-1, NC-2, NC-3, NC-S and Individual NC
districts (formerly C-1 and RC-1 districts, and some C-2, CM, RC-2,
RC-3, and RC-4 districts) - Consideration of PROPOSED AMENDMENT TO
THE TEXT OF THE CITY PLANNING CODE TO DELETE SECTION 799.1 (SUNSET
CLAUSE pertaining to Neighborhood Commercial district controls
contained or referenced in Article 7) in order to continue the
effect of the controls indefinitely, pursuant to Section 302(b) of
the City Planning Code.
(Continued from Regular Meeting of June 25, 1987)

2:35 - 3:40 P.M.

I.A.463 - I.B.830

Items 6 and 7 were heard together. See item 7 for list of speakers.

APPROVED, RESOLUTION #11104

VOTE: 6-0

ABSENT: COMMISSIONER ALLEN

7. 87.363ETZ (Jones)
NEIGHBORHOOD COMMERCIAL ZONING DISTRICTS, Various locations in and adjacent to all NC-1, NC-2, NC-3, NC-S and Individual NC districts (formerly all C-1 and RC-1 districts, and some C-2, CM, RC-2, RC-3, and RC-4 districts) - Consideration of AMENDMENTS TO PERMANENT CONTROLS, including amendments to the Zoning Map and text of the City Planning Code. The proposal amendments are contained in the Draft Ordinance, Neighborhood Commercial Rezoning Amendments to Permanent Controls, June 1987 and include revisions to the Floor Area Ratio (FAR) in all NC districts; increases in the Use Size Limits in NC-1, NC-2, NC-3 and NC-S districts; revisions of the controls and definitions for Eating and Drinking Establishments; revisions to controls for Financial Services in some NC districts; provisions for the re-use of existing multi-story buildings originally constructed for single-tenant ownership; minor revisions to other code provisions; and revisions for clarification purposes. Map amendments are proposed at 50 Osgood Place and 337 Broadway from Broadway NCD to C-2, on 15th Street between Julian and Natoma Streets from NC-3 to C-M, at 95 Kiska Road from C-1 to NC-S, at 798 South Van Ness Avenue from RH-3 to NC-1, on Gough Street between Fulton and Ivy Streets from NC-1 to NC-3, at 645 Haight from RH-3 to NC-1, at 577 Shotwell Street from RM-1 to NC-2, at 30-38 Randolph Street and 200 Bright Street from RH-2 to NC-1, at 1350 Grove Street from RM-1 to NC-2, and at the southwest corner of Noe and Beaver Streets from Upper Market NCD to P.

2:35 - 3:40 P.M.

I.A.463 - I.B.823

Items 6 and 7 were heard together. Speakers: 1. Mervyn Silberberg - San Franciscans for Neighborhood Enterprise. 2. Bruce Taylor. 3. Richard Morten - San Francisco Chamber of Commerce. 4. Nan Maguire - North Beach Neighbors. 5. David Spero - North Mission Association. 6. Dave Lufkowitz. 7. Bob Beach - Presidio Heights Association of Neighbors. 8. Paul Gottberger - Telegraph Hill Dwellers. 9. Louis S. Paponis. 10. Earl Reinerson - Haight Fillmore Neighborhood Association. 11. Kenneth Gibson. 12. James Barry. 13. Helen Williams. 14. Barbara Thompson. 15. Brad Paul. 16. Doug Ewen. 17. Derek Merrill. 18. Roland Quan. 19. Lisa Spangler - Golden Gate Valley Neighborhood Association. 20. Bill Woodruff.

APPROVED TEXT AMENDMENTS, RESOLUTION #11102

VOTE: 6-0

ABSENT: COMMISSIONER ALLEN

APPROVED MAP AMENDMENTS (EXCLUDING 200 BRIGHT STREET), RESOLUTION #11103

VOTE: 6-0

ABSENT: COMMISSIONER ALLEN

8. 87.375P (Green)
1262 - 48TH AVENUE, east side between Lincoln Way and Irving Street, Lot 30 in Assessor's Block 1703 - Request for Coastal Zone permit to allow construction of a new two (2) story over basement residential building within an RH-2 (House, Two Family) District and Coastal

Item #87.375P cont.

Zone Area. The proposal is to replace the existing one (1) story over basement single family dwelling with a two (2) story over basement two (2) family dwelling.

CONTINUED TO AUGUST 13, 1987

VOTE: 6-0

ABSENT: COMMISSIONER ALLEN

9. 87.389C (Green)
2228 IRVING STREET, north side between 23rd and 24th Avenues, Lot 22 in Assessor's Block 1727 - Request for authorization of Conditional Use to permit installation of a COFFEE SHOP, defined by Section 790.43 of the Planning Code as a SMALL FAST FOOD RESTAURANT within an NC-2 (Small Scale Neighborhood Commercial) District. The proposal is to convert a former shoe store to a coffee shop and a delicatessen with seating for up to 20 persons in approximately 600 square feet of floor area.

3:45 - 3:47 P.M.

I.B.853 - 875

No public testimony received.

PASSED MOTION OF INTENT TO APPROVE

VOTE: 6-0

ABSENT: COMMISSIONER ALLEN

10. 87.368C (Green)
2778 - 24TH STREET, north side between York and Hampshire Streets, Lot 18 in Assessor's Block 4210 - Request for authorization of Conditional Use to permit a conversion of a TAKE-OUT FOOD SERVICE ESTABLISHMENT (as defined by Section 790.122 of the Planning Code) to a SMALL FAST FOOD RESTAURANT (as defined by Section 790.90) within the 24th Street Mission Neighborhood Commercial District. The proposal is to add tables, chairs, and additional prepared foods to the existing bakery. Customers are restricted to a 399 square foot area and seating for up to 16 persons.

3:43 - 3:45 P.M.

I.B.836 - 851

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11105

VOTE: 6-0

ABSENT: COMMISSIONER ALLEN

11. 87.295D (Nixon)
542 - 23RD AVENUE, east side between Anza and Balboa Streets, Lot 20 in Assessor's Block 1565 - Consideration of request for Discretionary Review of Building Permit Application No. 8701861 for an alteration resulting in the addition of one dwelling unit and one floor to the existing two-story, single-family structure in an RH-2 district.

(Continued from Special Meeting of July 7, 1987)

CONTINUED TO AUGUST 13, 1987

VOTE: 6-0

ABSENT: COMMISSIONER ALLEN

12. 87.295D (Nixon)
542 - 23RD AVENUE, east side between Anza and Balboa Streets, Lot 20
in Assessor's Block 1565 - Discretionary Review of Building Permit
Application No. 8701861, as described above.
(Continued from Special Meeting of July 7, 1987)

COTINUED TO AUGUST 13, 1987
ABSENT: COMMISSIONER ALLEN

VOTE: 6-0

13. 87.339D
534 - 34TH AVENUE, east side between Geary Boulevard and Anza
Street, Lot 37 in Assessor's Block 1511 - Consideration of request
for Discretionary Review of Building Permit Application No. 8706668
for construction of a four-story, two-unit structure after
demolition of the existing structure in an RH-2 (House, Two Family)
district.
(Continued from Regular Meeting of July 23, 1987)

CONTINUED TO AUGUST 20, 1987
ABSENT: COMMISSIONER ALLEN

VOTE: 6-0

14. 87.339D
534 - 34TH AVENUE, east side between Geary Boulevard and Anza
Street, Lot 37 in Assessor's Block 1511 - Discretionary Review of
Building Permit Application No. 8706668, as described above.
(Continued from Regular Meeting of July 23, 1987)

CONTINUED TO AUGUST 20, 1987
ABSENT: COMMISSIONER ALLEN

VOTE: 6-0

15. 87.325C (McDonald)
897 CALIFORNIA STREET, southeast corner at Powell Street, Lot 16 in
Assessor's Block 256 - Request for authorization of Conditional Use
to permit CONSTRUCTION OF A 16-UNIT RESIDENTIAL STRUCTURE EXCEEDING
A HEIGHT OF 40 FEET in an RM-4 (Mixed Residential, High Density)
district and the Nob Hill Special Use District with a height and
bulk designation of 65-A.

CONTINUED TO AUGUST 13, 1987
ABSENT: COMMISSIONER ALLEN

VOTE: 6-0

4:00 P.M.

NOTE: THE FOLLOWING ITEM #16 WAS HEARD IN THE BOARD OF SUPERVISORS'
CHAMBERS IN CITY HALL.

16. 87.410ETZ
RICHMOND/SUNSET INTERIM CONTROLS IN RH-1 (HOUSE, ONE-FAMILY), RH-1(S)
(HOUSE, ONE-FAMILY WITH MINOR SECOND UNIT) AND RH-2 (HOUSE, TWO-
FAMILY) DISTRICTS; area generally bounded by the Great Highway to
the west, Lincoln Park and the Presidio to the north, Arguello

Item #87.410ETZ cont.

Boulevard, Stanyan Street, Mt. Sutro, and Forest Hill/West Portal District(s) to the east, and Sloat Boulevard and Lakeshore District(s) to the south and excluding certain P (Public Use) Districts (including Golden Gate Park) and certain RH-1(D) (House, One-family Detached) Districts and other zoning classifications to the south, east and north - Consideration of INTERIM ZONING CONTROLS for the RH-1 (House, One-Family), RH-1(S) (House, One-Family with Minor Second Unit) and RH-2 (House, Two-Family) zones in the Richmond/Sunset districts by reclassifying Height and Bulk Districts from 40-X to 24-X or higher by averaging the height of the adjacent buildings or by Conditional Use Authorization up to the height limit otherwise applicable; and by changing the rear yard requirement in RH-1 and RH-1(S) districts pursuant to Section 134 from 25% of the lot depth to 45% of the lot depth. Averaging of adjacent rear yards, per Section 134(c), would be permitted, but there would be no 12-foot extension into the rear yard as otherwise provided per Section 136(c)(25). The Interim Controls would require one parking space per dwelling unit of the Code required size, or one parking space per 750 gross square feet (not counting floor area of accessory parking), whichever results in the greater amount of parking and would allow parking spaces in excess of the one parking space per dwelling unit requirement to be in tandem. The number and width of garage doors would be reduced from the current standard set forth in Section 144(b). Additionally, the interim controls for the Richmond/Sunset would utilize the Department's "1979 Residential design Guidelines for New Buildings in Older Neighborhoods" as standards to measure each building or alteration against its context. The period for interim controls is eighteen months. Upon basis of public testimony, the City Planning Commission may adopt modifications to those interim controls set forth above.

The Commission will consider action on the following item:

Order directing the Zoning Administrator, the Superintendent of the Bureau of Building Inspection and other permit issuing and approving agencies to suspend action on applications for permits filed on or after June 11, 1987 and which would be prohibited by the proposed interim zoning controls for the Richmond/Sunset Special Use District, pending final action on proposed interim controls.

4:15 P.M. - 1:20 A.M.

II.A.065 - IV.B.823

Speakers: 1. Lois Miyashiro - Richmond Residents Council (pro moratorium). 2. Richard Hannum - San Francisco AIA. 3. Joe O'Donoghue (con). 4. Rusty Cramer (pro-controls). 5. Bok Pon - Richmond District American Chinese Association (con). 6. Roger Boas (pro moratorium). 7. Theresa Keyes Osantowski (con). 8. Louis Ravano (con). 9. Mark Ryser - Foundation for S. F. Architectural Heritage (pro controls). 10. Christine Tanner (pro controls). 11. Don Lekich - Parkside District Improvement Club (pro moratorium). 12. Yvonne Lee (con). 13. Maureen O'Rorke - Planning Association for the Richmond. 14. Agnes Wong (con). 15. Joe Costello (pro controls). 16. Emily Levinson (pro moratorium). 17. Hiroshi Fukuda

Item #87.410ETZ cont.

(pro controls). 18. Ashish Goel (con). 19. Julie Lee (con). 20. Boris Kopilenko (con). 21. Joseph Wong (con). 22. Jill Costello (pro controls). 23. Sue Lee - Richmond District Leadership Roundtable. 24. Albert Ujcic (pro moratorium). 25. Henry Chan (con). 26. Jack Goodwin (con). 27. Chuck Lantz (pro moratorium). 28. Dennis Antenore for Mrs. Yee (pro controls). 29. Yolanda Thompson (pro controls). 30. Michael Riordan (con). 31. George Gulbengay (con). 32. Agnes Pon (con). 33. Jake McGoldrick - Richmond Community Association (pro moratorium). 34. John Lau (con). 35. Linda Chan (con). 36. Dinah Verby (pro moratorium). 37. Lily Chen (con). 38. Mary Patterson - Geary Boulevard Merchants Assoc. (con). 39. Bob Clarke for Christine Hersch (pro controls). 40. Edith McMillan (pro controls). 41. Paul Sid (con). 42. Jule Anderson (pro moratorium). 43. Joyce Haer (pro controls). 44. David Johnson (con). 45. Bruce Baumann (con). 46. Jayne Sturges (con). 47. Cindy Bermudez (con). 48. Frank Lynch (pro controls). 49. Philip Sowers (con). 50. Jim Firth (pro moratorium). 51. Vivian Goodwin (con). 52. Aaron Braun (pro moratorium). 53. Jane Chen (con). 54. Paul Kirwin - Anza Vista Civic Improvement Assoc. (pro moratorium). 55. David Dippel (pro moratorium). 56. Brian Fewer (pro moratorium). 57. Peter Vorm (con). 58. Eric Moncur (con). 59. Bill Hester (pro controls). 60. June Becker (pro moratorium). 61. Robert Chun (con). 62. Jeannie Munich (pro moratorium). 63. Louis Chan (con). 64. F. Joseph Butler (con). 65. Rosemary Brandon (pro moratorium). 66. Dan McCarthy (con). 67. Paul Cohen (con). 68. Wing Young (con). 69. Frances McNamara - Lakeshore Acres Improvement Club (pro controls). 70. Ana Stemberga (con). 71. John Bardis (pro moratorium). 72. Sean Keegrin (con). 73. Rush Sturges (con). 74. Nancy Miyashiro (pro moratorium). 75. Christine Morphopolos (pro controls). 76. Helen Barkley - Greater West Portal Neighborhood Assoc. (pro moratorium). 77. Michael Friel (pro moratorium). 78. Margaret Brady (pro controls). 79. Ron Tom (con). 80. Merv Silberberg (con). 81. Brad Paul (pro moratorium). 82. Jack Tam (con). 84. Jerry Klein (con). 85. Henry Hung (con). 86. Joel Ventresca - Coalition for San Francisco Neighborhoods (pro moratorium). 87. Bill Blomberg. 88. Margaret Verges (pro moratorium). 89. Dominic Chu (con). 90. Nelson Lao (con). 91. K.J. Lo (con). 92. Keith Consoer (pro controls). 93. John de Becker (pro controls). 94. Margaret Segel - SPEAK (pro moratorium). 95. Kenny Louie (con). 96. Bill Rapaglia (con). 97. Helen Wong (con). 98. Sammy Au (con). 99. Kathy Wong (pro moratorium). 100. Stephen Byers (con). 101. Charles Flannery (con). 102. Brian Doohan (pro moratorium). 103. Ruey Jung Fuh (con). 104. Vincent Walsh (con). 105. Ramona (pro moratorium). 106. Henry Aranan (con). 107. Edwin Murphy (con). 108. Dominic Tom (con). 109. Andy Aburleigh (con). 110. Virginia Hayes (con). 111. Gordon Yu (con). 112. Don Hedrick (con). 113. Kan Yu Chang (con). 114. G. Chen (con). 115. Earl Wong (con). 116. Rose Tai (con). 117. Peter Panokotakis (pro controls). 118. Veronica Tedeschi (con). 119. Joe Balanesi (pro controls). 120. Dick Grosboll (pro moratorium). 121. Leslie Yee. 122. Howard K. Wong (con). 123. Vivian Wong (con). 124. Hop Lee (con). 125. Lisa Minai (pro controls). 126. Vivian McDonough (con). 127. Eva Hui (con).

July 30, 1987

Commissioner Nakashima asked staff to evaluate a 30 foot height limit and 33 1/3% required rear yard for RH-1 districts. Commissioner Karasick asked staff to review methods of enforcement and a design review procedure within City agencies. He also asked for softening of garage width controls and application of design guidelines.

Commissioner Bierman asked staff to look at the Bernal Heights design review board and its experience. She also asked that the environmental evaluation analyze shadow and loss of light impacts.

CONTINUED TO SEPTEMBER 10, 1987

VOTE: 6-0

ABSENT: COMMISSIONER ALLEN

Adjournment

AT 1:20 A.M.

CPC 185

ADDENDUM

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JULY 30, 1987
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Bierman, Hemphill, Karasick, Nakashima, Rosenblatt and Wright.

ABSENT: COMMISSIONER ALLEN

1:30 P.M.

10a. 87.263C (Green)
4591 MISSION STREET, east side between Brazil and Excelsior Avenues,
Lot 25 in Assessor's Block 6014 - Request for authorization of
Conditional Use to permit installation of a Taqueria Restaurant
defined by Section 790.91 of the Planning Code as a LARGE FAST FOOD
RESTAURANT within a NC-3 (Moderate Scale Neighborhood Commercial)
District. The proposal is to convert a former market with accessory
take-out deli to a taqueria with seating for up to 49 persons in
approximately 1,987 square feet of floor area.
(Continued from Regular Meeting of July 23, 1987)

3:47 - 3:50 P.M. I.B.875 - II.A.035
Speakers: 1. Angelo Vera (con). 2. Julius Zamacona.
APPROVED WITH CONDITIONS, MOTION #11106 VOTE: 6-0
ABSENT: COMMISSIONER ALLEN

8/6/87

S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
AUGUST 6, 1987
ROOM 282, CITY HALL
12:00 NOON

DOCUMENTS DEPT.

AUG 24 1987

SAN FRANCISCO
PUBLIC LIBRARY

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B.479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Allen, Bierman, Karasick, Nakashima, Rosenblatt and Wright.

ABSENT: COMMISSIONER HEMPHILL

12:00 NOON

PRESENT ON FIELD TRIP: COMMISSIONERS ALLEN, BIERMAN, ROSENBLATT AND WRIGHT

Field Trip - to view the sites of 1272-84 South Van Ness Avenue (Case No. 87.235EDS), 1877-79 Green Street (Case No. 87.379D) and 133 Vicksburg Street (Case No. 87.377D).

COMPLETED.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 1:50 P.M.

Staff in attendance included: Dean L. Macris - Director of Planning, Robert Passmore - Zoning Administrator, Gerald Green, Stephen Shotland, Glenda Skiffer, Vincent Marsh, Irene Nishimura, Mike Berkowitz, David Hood and Lori Yamauchi - Administrative Secretary.

- A. DIRECTOR'S REPORT
- B. COMMISSIONERS' QUESTIONS & MATTERS
- C. PUBLIC COMMENTS
- D. ITEMS TO BE CONTINUED

1. 87.193D (Nixon)
766 - 41ST AVENUE, east side between Balboa and Cabrillo Streets, Lot 11 in Assessor's Block 1604 - Consideration of request for Discretionary Review of Building Permit Application No. 8702999 for construction of a three-story, two-dwelling unit structure after demolition of the existing structure in an RH-2 district.
(Continued from Special Meeting of July 7, 1987)
(Proposed for continuation to August 13, 1987)

CONTINUED TO AUGUST 20, 1987
ABSENT: COMMISSIONER HEMPHILL

VOTE: 6-0

2. 87.193D (Nixon)
766 - 41ST AVENUE, east side between Balboa and Cabrillo Streets, Lot 11 in Assessor's Block 1604 - Discretionary Review of Building Permit Application No. 8702999, as described above.
(Continued from Special Meeting of July 7, 1987)
(Proposed for continuation to August 13, 1987)

CONTINUED TO AUGUST 20, 1987
ABSENT: COMMISSIONER HEMPHILL

VOTE: 6-0

3. 87.371C (Miller)
501 CAMBRIDGE STREET, west side between Felton and Wayland Streets, Lots 2 and 3 in Assessor's Block 5992A - Request for authorization of Conditional Use for a PUBLIC UTILITY INSTALLATION (GTE Mobilnet Cellular Car Phone Transmission facility) in an RH-1 (House, One Family) district.
(Proposed for continuation to August 13, 1987)

CONTINUED TO AUGUST 13, 1987
ABSENT: COMMISSIONER HEMPHILL

VOTE: 6-0

4. 87.366CP (Miller)
4150 CLEMENT STREET, (Veterans' Administration Medical Center/Fort Miley), north side opposite 45th Avenue, Lot 23 in Assessor's Block 1313 - Request for authorization of Conditional Use for a Public Utility installation (GTE Mobilnet Cellular Car Phone transmission facility) in a P (Public Use) district (also requiring a Coastal Zone Permit).
(Proposed for continuation to August 13, 1987)

CONTINUED TO AUGUST 13, 1987
ABSENT: COMMISSIONER HEMPHILL

VOTE: 6-0

5. 87.370C (Miller)
55 CHUMASERO DRIVE, between Font Boulevard and Brotherhood Way, Lot 1 in Assessor's Block 7330 - Request for authorization of Conditional Use for a Public Utility installation (GTE Mobilnet Cellular Car Phone transmission facility) in an RM-4 (Mixed Residential, High Density) district.
(Proposed for continuation to August 13, 1987)

Item #87.370C cont.

CONTINUED TO AUGUST 13, 1987

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

6. 87.160C (Miller)
1710 - 9TH AVENUE, west side between Lawton and Moraga Streets, Lot 39 in Assessor's Block 2041 - Request for authorization of Conditional Use for EXPANSION OF EXISTING RESIDENTIAL CARE FACILITY FROM SIX TO TEN RESIDENTS in an RH-2 (House, Two-Family) district.
(Proposed for continuation to August 20, 1987)

CONTINUED TO AUGUST 20, 1987

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

7. 87.189E (Christie)
118 DIAMOND STREET, west side between 18th and 19th Streets, Lots 3, 4, and 5 in Assessor's Block 2693 - Appeal of Preliminary Negative Declaration for the proposed construction of a 3-story, 20-unit low income senior and handicapped housing development totalling approximately 18,000 square feet, with 12 off-street parking spaces, after demolition of an existing single-family home.
(Continued from Regular Meeting of July 16, 1987)
(Proposed for continuation to August 20, 1987)

CONTINUED TO AUGUST 20, 1987

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

8. 87.58D (Nixon)
1926, 1928, 1930 AND 1934 BALBOA STREET, north side between 20th and 21st Avenues, Lots 17, 18, 19 and 20 in Assessor's Block 1563 - Consideration of request for Discretionary Review of Building Permit Applications Nos. 8615216, 8615217, 8615218 and 8615952 for construction of three three-story duplexes and one three-story, single-family structure after demolition of two existing structures in an RH-2 district.
(Continued from Special Meeting of July 6, 1987)
(Proposed for continuation to August 27, 1987)

CONTINUED TO AUGUST 27, 1987

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

9. 87.58D (Nixon)
1926, 1928, 1930 AND 1934 BALBOA STREET, north side between 20th and 21st Avenues, Lots 17 - 20 in Assessor's Block 1563 - Discretionary Review of Building Permit Application Nos. 8615216, 8615217, 8615218 and 8615952, as described above.
(Continued from Special Meeting of July 6, 1987)
(Proposed for continuation to August 27, 1987)

CONTINUED TO AUGUST 27, 1987

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

E. CONSIDERATION OF FINDINGS & FINAL MOTION; PUBLIC HEARING CLOSED

10. 87.389C (Green)
2228 IRVING STREET, north side between 23rd and 24th Avenues, Lot 22 in Assessor's Block 1727 - Consideration of final language to APPROVE the authorization of Conditional Use to permit installation of a COFFEE SHOP, defined by Section 790.43 of the Planning Code as a SMALL FAST FOOD RESTAURANT within an NC-2 (Small Scale Neighborhood Commercial) District. The proposal is to convert a former shoe store to a coffee shop and a delicatessen with seating for up to 20 persons in approximately 600 square feet of floor area. (Public Hearing Closed and Continued from Regular Meeting of July 30, 1987)

APPROVED WITH CONDITIONS, MOTION #11107
ABSENT: COMMISSIONER HEMPHILL

VOTE: 6-0

F. REGULAR CALENDAR

11. 86.299EC (McDonald)
845 MEADE AVENUE, south of Jennings Street, Lot 83 in Assessor's Block 4991 - Request for authorization of Conditional Use to permit a PLANNED UNIT DEVELOPMENT OF 46 DWELLING UNITS on a lot having an area of 148,000 square feet and proposing exceptions from Planning Code requirements for lot area and rear yard depth in an RH-2 (House, Two-Family) district with a 40-X height and bulk designation. (Continued from Regular Meeting of July 16, 1987)

CONTINUED TO AUGUST 20, 1987
ABSENT: COMMISSIONER HEMPHILL

VOTE: 6-0

12. 87.395C (Green)
2109 POLK STREET, west side between Broadway and Vallejo Street, Lot 4 in Assessor's Block 571 - Request for authorization of Conditional Use to permit installation of a Yogurt Shop defined as a SMALL FAST FOOD establishment by Section 790.90 of the Planning Code within the Polk Street Neighborhood Commercial District. The proposal is to establish a yogurt shop with seating for up to eight (8) persons in approximately 425 square feet of floor area.

2:00 - 2:03 P.M.

I.A.172 - 267

Speaker: Liz Molony - project sponsor.
APPROVED WITH CONDITIONS, MOTION #11108
ABSENT: COMMISSIONER HEMPHILL

VOTE: 6-0

13. 87.396C (Green)
1429 STOCKTON STREET, west side between Vallejo and Green Streets, Lot 9 in Assessor's Block 130 - Request for authorization of Conditional Use to permit an expansion of an existing restaurant within the North Beach Neighborhood Commercial district. The

Item #87.396C cont.

proposal is to convert offices at 1429 Stockton Street to a bar and dining rooms, and creating an opening to the existing restaurant FIRENZE at 1421 Stockton Street for total seating for up to 86 persons in approximately 2,046 square feet of floor area.

2:03 - 2:05 P.M.

I.A.269 - 303

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11109

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

14. 86.702EC (Green)
1432-48 PINE STREET, north side between Polk and Larkin Streets, Lots 5 and 6 in Assessor's Block 645 - Request for authorization of Conditional Use to permit demolition of two buildings with a total of three (3) dwelling units and ground floor commercial and construction of a three (3) story over basement mixed use building with commercial floor area over 3,000 square feet within the Polk Street Neighborhood Commercial district. The proposal is to demolish the existing buildings with three (3) dwelling units and ground floor commercial space, and replace them with a three (3) story over basement mixed use building containing 25 basement parking spaces, a total of 6,543 square feet of ground floor commercial area and 4,510 square feet of second story commercial area, and four (4) third story dwelling units on a lot 8,935 square feet in size.

2:05 - 2:25 P.M.

I.A.310 - 434

Speaker: Bruce Baumann - project sponsor.

APPROVED WITH CONDITIONS, MOTION #11110

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

15. 87.139R (Shotland)
PRESIDIO OF SAN FRANCISCO area bounded by Lincoln Boulevard, Halleck Street and Gorgas Avenue - Review for conformity with the Master Plan of three proposed barracks projects providing housing for 600 soldiers and for dining, supply and operation facilities required to support the soldiers. Three buildings would be demolished to clear the site.
(Continued from Regular Meeting of July 23, 1987)

2:15 - 2:17 P.M.

I.A.436 - 492

Items 15 & 16 were heard together. No public testimony received.

FOUND IN CONFORMITY WITH MASTER PLAN, RESOLUTION #11111 VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

16. 87.140R (Shotland)
PRESIDIO OF SAN FRANCISCO, near intersection of Gorgas Avenue and Marshall Street - Review for conformity with the Master Plan of a proposed branch exchange with 4916 square feet of floor area and

Item #87.140R cont.

parking for 36 vehicles in the immediate vicinity. Three temporary buildings would be demolished.

(Continued from Regular Meeting of July 23, 1987)

2:15 - 2:17 P.M.

I.A.436 - 492

Items 15 & 16 were heard together. No public testimony received.

FOUND IN CONFORMITY WITH MASTER PLAN, RESOLUTION #11112 VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

17. 87.81P

(Skiffer)

OCEAN BEACH ESTATES, 654 - 700 GREAT HIGHWAY, at Balboa Street, Lot 1 in Assessor's Block 1592 (Parcel 4), and Lot 2 in Assessor's Block 1595 (Parcel 3) - Consideration of Approval of a Coastal Permit to allow the development of up to 203 units on Parcel 3 and up to 135 units on Parcel 4 in conformity with previous City Planning Commission Approvals for this Planned Unit Development in a NC-1 (Neighborhood Commercial Cluster) district, RH-2 (House, Two-Family) district, and an RM-1 (Mixed Residential, Low-Density) district.
(Continued from Regular Meeting of July 16, 1987)

2:17 - 3:07 P.M.

I.A.494 - I.B. 299

Speakers: 1. Earl O'Flynn (pro). 2. Joyce Haer (con). 3. Joe Crivello (con). 4. David Warren (con). 5. Cindy Bermudez (con). 6. Brian Doohan (con). 7. Marion Collin (con). 8. Dave Ferguson (con). 9. Wing Kam (con). 10. Dick Grosboll. 11. Peggy Connolly (Con). 12. Victor Gonzalez - Taldan Investment.

THE COMMISSION AMENDED THE CONDITIONS TO INCLUDE REQUIREMENTS THAT CONSTRUCTION ON PARCEL 3 BEGIN WITHIN THE NEXT 18 MONTHS, AND THAT CONSTRUCTIONS ON PARCEL 4 NOT BEGIN FOR ANOTHER 3 YEARS.

APPROVED WITH AMENDED CONDITIONS, MOTION #11113

VOTE: 4-2

VOTING NO: COMMISSIONERS BIERMAN AND NAKASHIMA

ABSENT: COMMISSIONER HEMPHILL

18. 87.379D

(Marsh)

1877-79 GREEN STREET, south side between Laguna and Octavia Streets, Lot 22 in Assessor's Block 554 - Consideration of request for Discretionary Review, pursuant to Priority Policy 7 of City Planning Code Section 101.1, by the Landmarks Preservation Advisory Board of Building Permit Application No. 8705717 to demolish a historic structure and construct 2 dwelling units on the site.

3:07 - 3:32 P.M.

I.B.329 - 651

Speakers: 1. Sue Hestor - attorney for Doris Perry, tenant. 2. Jerry Klein (pro DR). 3. Norman Lew - project sponsor's representative.

CONTINUED TO SEPTEMBER 3, 1987

VOTE: 4-1

VOTING NO: COMMISSIONER BIERMAN

ABSENT: COMMISSIONERS HEMPHILL AND ROSENBLATT

19. 87.379D (Marsh)
1877-79 GREEN STREET, south side between Laguna and Octavia Streets,
Lots 22 in Assessor's Block 554 - Discretionary Review of Building
Permit Application No. 8705717, as described above.

I.B.329 - 651

VOTE: 4-1

CONTINUED TO SEPTEMBER 3, 1987

VOTING NO: COMMISSIONER BIERMAN

ABSENT: COMMISSIONERS HEMPHILL AND ROSENBLATT

THE COMMISSION TOOK A RECESS FROM 3:32 TO 3:50 P.M.

20. 87.377D (Marsh)
133 VICKSBURG STREET, east side between 23rd and 24th Streets, Lot
33 in Assessor's Block 3651 - Consideration of request for
Discretionary Review, pursuant to Priority Policy 7 of City Planning
Code Section 101.1, by the Landmarks Preservation Advisory Board of
Building Permit Application No. 8706987 to demolish a historic
structure.

I.B.692 - 732

VOTE: 5-0

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

ABSENT: COMMISSIONERS HEMPHILL AND ROSENBLATT

21. 87.377D (Marsh)
133 VICKSBURG STREET, east side between 23rd and 24th Streets, Lot
33 in Assessor's Block 3651 - Discretionary Review of Building
Permit Application No. 8706987, as described above.

3:54 - 4:30 P.M.

I.B.733 - II.A.364

Speakers: 1. Mark Ryser - Foundation for San Francisco's
Architectural Heritage. 2. Jim Goodwin (con-demolition). 3. Eric
Stein (con demolition). 4. Sharon Leong (con demolition). 5.
Alberg Verier (con demolition). 6. Michael Weber (con demolition).
7. Karen Wright (con demolition). 8. Kate Boals (con demolition).
9. Jane Howell - Golden Gate Valley Neighborhood Association (con
demolition). 10. Felix Ruiz - project sponsor's representative.

PASSED MOTION OF INTENT TO DISAPPROVE, FINAL LANGUAGE ON AUGUST 13,
1987

VOTE: 3-2

VOTING NO: COMMISSIONERS ALLEN AND KARASICK

ABSENT: COMMISSIONERS HEMPHILL AND ROSENBLATT

22. 87.235EDS (Marsh)
1272 - 1284 SOUTH VAN NESS AVENUE, west side between 23rd and 24th
Streets, Lots 9, 11 and 66 in Assessor's Block 3642 - Consideration
of request for Discretionary Review, pursuant to Priority Policy 7
of City Planning Code Section 101.1, by the Landmarks Preservation
Advisory Board of Building Permit Application No. 8704388 to
demolish a historic structure and Building Permit Application No.
8703083 to construct 15 dwelling units on Lots 9, 11 and 66 in
Assessor's Block 3642.

Item #87.235EDS cont.

4:30 - 4:35 P.M.

II.A.366 - 446

Speaker: Mark Ryser - Foundation for S. F. Architectural Heritage.

PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND ROSENBLATT

23. 87.235EDS

(Marsh)

1272 - 1284 SOUTH VAN NESS AVENUE, west side between 23rd and 24th Streets, Lots 9, 11 and 66 in Assessor's Block 3642 - Discretionary Review of Building Permit Application No. 8704388 and 8703083, as described above.

DUE TO ACTION ON ITEM #22, NO ACTION IS NECESSARY ON THIS ITEM.

4:00 P.M.

24. 86.145C

(Nishimura)

1799 McALLISTER STREET, southeast corner at Baker Street, Lot 74 in Assessor's Block 1178 - Request for authorization of Conditional Use to change a non-conforming grocery store to a LARGE FAST FOOD RESTAURANT as defined in Section 790.91 of the City Planning Code (seating capacity for up to 49 persons and a total area of 1,500 square feet) within a Limited Commercial Use in a RM-1 (Residential, Mixed, Low Density) district.

4:35 - 4:40 P.M.

II.A.447 - 540

Speaker: Burt Curtin (con).

APPROVED WITH CONDITIONS, MOTION #11114

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND ROSENBLATT

25. 87.369C

(Nishimura)

501 MONTEREY BOULEVARD, southwest corner at Edna Street, Lot 9 in Assessor's Block 3116 - Request for authorization of Conditional Use to extend the termination date of a Non-conforming gas station in a RH-2 (House, Two-Family) district for an additional five years.

4:40 - 5:15 P.M.

II.A.547 - II.B.158

Speakers: 1. Virginia Fusco. 2. Margaret Martinez (con). 3. John Brosnahan - representing project sponsor. 4. Palma Hall - project sponsor. 5. Esther Zante.

THE COMMISSION AMENDED THE HOURS OF OPERATION TO BE 7:00 A.M. TO 7:00 P.M.

APPROVED WITH AMENDED CONDITIONS, MOTION #11115

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

26. 87.262C

(Nishimura)

3054 BALBOA STREET, north east corner at 32nd Avenue, Lot 9D in Assessor's Block 1574 - Request for authorization of Conditional Use to add a SMALL FAST FOOD RESTAURANT as defined in Section 790.90 of the City Planning Code (seating capacity for up to 15 people with

Item #87.262C cont.

approximately 1,200 square feet for the total storefront) within a non-conforming grocery store, a Limited Commercial Use, in a RH-2 (House, Two-Family) district.

5:15 - 5:25 P.M.

II.B.164 - 269

Speakers: 1. Penny Levy - project sponsor. 2. Zeev Levy - project sponsor.

PASSED MOTION OF INTENT TO APPROVE

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

27. 86.707D

(Berkowitz)

2533-35 GREENWICH STREET, south side between Divisadero and Scott Streets, Lot 22A in Assessor's Block 944 - Consideration of request for Discretionary Review of Building Permit Application No. 8608598 for the construction of a four-story residential building in an RH-2 (House, Two-Family) district.

(Continued from Regular Meeting of July 9, 1987)

5:25 - 5:27 P.M.

II.B.280 - 316

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 5-1

VOTING NO: COMMISSIONER KARASICK

ABSENT: COMMISSIONER HEMPHILL

28. 86.707D

(Berkowitz)

2533-35 GREENWICH STREET, south side between Divisadero and Scott Streets, Lot 22A in Assessor's Block 944 - Discretionary Review of Building Permit Application No. 8608598, as described above.

(Continued from Regular Meeting of July 9, 1987)

5:27 - 5:50 P.M.

II.B.317 - 616

Speakers: 1. Frederick Hertz - project sponsor's representative. 2. James Teter (con).

CONTINUED TO AUGUST 27, 1987

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

29. 87.317D

(Berkowitz)

1258 - 18TH AVENUE, east side between Lincoln Way and Irving Street, Lot 29 in Assessor's Block 1733 - Consideration of request for Discretionary Review of Building Permit Application No. 8702571 for the proposed demolition of a single family residential structure.

(Continued from Regular Meeting of June 18, 1987)

WITHDRAWN. NO ACTION REQUIRED

30. 87.317D

(Berkowitz)

1258 - 18TH AVENUE, east side between Lincoln Way and Irving Street, Lot 29 in Assessor's Block 1733 - Discretionary Review of Building Permit Application No. 8702571, as described above.

(Continued from Regular Meeting of June 18, 1987)

Item #87.317D cont.

WITHDRAWN. NO ACTION REQUIRED

31. 87.343D (Berkowitz)
2029 STOCKTON STREET, west side between Francisco and Chestnut Streets, Lot 2 in Assessor's Block 53 - Consideration of request for Discretionary Review of building Permit Application No. 8704481 for the ADDITION OF A THIRD STORY to a single family house in an RM-1 (Mixed Residential, Low Density) district.

5:50 - 6:30 P.M.

II.B.631 - III.A.092

Speakers: 1. Joseph Zellmer - project sponsor's representative. 2. Michael Rosen - project sponsor. 3. Al Sanchez. 4. Fred Munoz (con). 5. Esther Zante (con). 6. Gregory Sage - project architect.
MOTION TO TAKE DISCRETIONARY REVIEW FAILED DUE TO LACK OF SECOND.

PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW

VOTE: 5-1

VOTING NO: COMMISSIONER BIERMAN

ABSENT: COMMISSIONER HEMPHILL

32. 87.343D (Berkowitz)
2029 STOCKTON STREET, west side between Francisco and Chestnut Streets, Lot 2 in Assessor's Block 53 - Discretionary Review of Building Permit Application No. 8704481, as described above.

DUE TO ACTION ON ITEM #31, NO ACTION IS NECESSARY ON THIS ITEM.

THE COMMISSION TOOK A RECESS FROM 6:30 - 6:45 P.M.

33. 86.55Z (Hood)
1229 ULLOA STREET, south side between 14th and Forestside Avenues, Lot 1 in Assessor's Block 2414 - Request to reclassify property from an RH-1 (House, One-Family) district to an RH-1(S) (House, One-Family with Minor Second Unit) district.

6:45 - 6:55 P.M.

III.A.102 - 343

Speakers: 1. Chu Oi Lee - project sponsor. 2. Louise Gregorian (con). 3. Hattie Lee (pro).

DISAPPROVED, MOTION #1116

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

34. 87.239D (Nixon)
731 - 43RD AVENUE, west side between Balboa and Cabrillo Streets, Lot 2B in Assessor's Block 1601 - Discretionary Review of Building Permit Application No. 8702303 for an alteration resulting in the addition of one dwelling unit and a third floor above the existing two-story structure in an RH-2 district.
(Continued from Regular Meeting of July 16, 1987)

7:00 - 7:50 P.M.

III.A.344 - III.B.108

PASSED MOTION TO ALLOW COMMISSIONERS ALLEN AND WRIGHT TO ABSTAIN BY VOTE OF 6-0.

Item #87.239D cont.

Speakers: 1. Jonathan Bulkley (con). 2. Anna lisa Schmidt (con). 3. Christopher Stellman (con). 4. Mrs. Joseph Sapmovich (con). 5. Lois Miyashiro (con). 6. Marie Bordegaray (con). 7. John Bardis (con). 8. Fred Voskoboynikov - project sponsor's representative. 9. Mrs. Manyak - project sponsor.

PASSED MOTION OF INTENT TO APPROVE, WITH ONE TWO-BEDROOM UNIT ON THIRD FLOOR, ONE THREE-BEDROOM UNIT ON 1ST TWO FLOORS (ONE BEDROOM BEHIND GARAGE, INTERIOR STAIRWAY TO TWO BEDROOMS ON SECOND FLOOR), REDUCTION IN LENGTH OF BUILDING FROM GROUND LEVEL UP AND SETBACK ON SIDES

VOTE: 3-1

VOTING NO: COMMISSIONER KARASICK

ABSTAINED: COMMISSIONERS ALLEN AND WRIGHT

ABSENT: COMMISSIONER HEMPHILL

35. 87.373D (Nixon)
1680 - 12TH AVENUE, east side between Moraga and Lawton Streets, Lot 25 in Assessor's Block 1932 - Discretionary Review of Building Permit Application No. 8706985 for alteration to an existing single-family structure by construction of an additional level in an RH-2 district.
(Continued from Regular Meeting of July 16, 1987)

CONTINUED TO AUGUST 20, 1987

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

36. 87.218D (Nixon)
654 - 28TH AVENUE, east side between Anza and Balboa Streets, Lot 14D in Assessor's Block 1570 - Consideration of request for Discretionary Review of Building Permit Application No. 8704174 for construction of a three-story duplex after demolition of the existing structure in an RH-2 (House, Two Family) district.
(Continued from Regular Meeting of July 23, 1987)

7:50 - 8:30 P.M.

III.B.114 - 725

Speakers: 1. Dinah Verby. 2. Jerome Klein - project sponsor's representative. 3. Edith McMillian. 4. Bob Clarke. 5. Ephanim Katz - property owner. 6. Joel Ventresca - Coalition for San Francisco Neighborhoods. 7. Hiroshi Fukuda. 8. Christine Hersch.

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

37. 87.218D (Nixon)
654 - 28TH AVENUE, east side between Anza and Balboa Streets, Lot 14D in Assessor's Block 1570 - Discretionary Review of Building Permit Application No. 8704174, as described above.
(Continued from Regular Meeting of July 23, 1987)

CONTINUED TO AUGUST 27, 1987

VOTE: 5-1

VOTING NO: COMMISSIONER NAKASHIMA

38. 86.593TE (Pearl)
Consideration of text amendments to the City Planning Code which add Section 177 thereto to require owners maintaining illegal dwelling units and other commercial space to pay relocation costs and damages to tenants displaced from such space and amendments to Article 37 of the San Francisco Administrative Code (Residential Rent Stabilization and Arbitration Ordinance) which amend Section 37.9 thereof to permit landlords to recover possession of rental units where occupancy is not permitted by permits of record and to require owners to pay relocation costs and damages to tenants displaced from such units. (Board of Supervisors File 115-86-36.1)
(Continued from Regular Meeting of June 18, 1987)

8:30 - 8:50 P.M.

III.B.726 - IV.A.098

Speaker: Jim Fabris - S. F. Board of Realtors.

CONTINUED TO SEPTEMBER 17, 1987

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

Adjournment

AT 8:50 P.M.

SF
C55

#21

8/13/81

S U M M A R Y

DOCUMENTS DEPT.

AUG 20 1987

SAN FRANCISCO
PUBLIC LIBRARY

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
AUGUST 13, 1987
ROOM 282, CITY HALL
1:30 P.M.

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B.479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Allen, Bierman, Hemphill, Johnson, Nakashima, Rosenblatt and Wright.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 1:40 P.M.

Staff in attendance included: Dean L. Macris - Director of Planning, Robert Passmore - Zoning Administrator, Gerald Green, Jim Miller, Glenda Skiffer and Lori Yamauchi - Administrative Secretary.

- A. DIRECTOR'S REPORT
- B. COMMISSIONERS' QUESTIONS & MATTERS
- C. PUBLIC COMMENTS
- D. ITEMS TO BE CONTINUED

1. 87.325C (McDonald)
897 CALIFORNIA STREET, southeast corner at Powell Street, Lot 16 in Assessor's Block 256 - Request for authorization of Conditional Use to permit CONSTRUCTION OF A 16-UNIT RESIDENTIAL STRUCTURE EXCEEDING A HEIGHT OF 40 FEET in an RM-4 (Mixed Residential, High Density) district and the Nob Hill Special Use District with a height and bulk designation of 65-A.
(Continued from Regular Meeting of July 30, 1987)
(Proposed for continuation to a later date)

CONTINUED TO SEPTEMBER 17, 1987
ABSENT: COMMISSIONER HEMPHILL.

VOTE: 6-0

E. CONSIDERATION OF FINDINGS & FINAL MOTION; PUBLIC HEARING CLOSED

2. 87.377D (Marsh)
133 VICKSBURG STREET, east side between 23rd and 24th Streets, Lot 33 in Assessor's Block 3651 - Consideration of final language to DISAPPROVE Building Permit Application No. 8706987 to demolish a historic structure.
(Public Hearing Closed and Continued from Regular Meeting of August 6, 1987)

PASSED MOTION TO ALLOW COMMISSIONER ROSENBLATT TO ABSTAIN, BY VOTE OF 6-0.

DISAPPROVED, MOTION #11117

VOTE: 5-0

ABSTAINED: COMMISSIONER ROSENBLATT.

ABSENT: COMMISSIONER HEMPHILL.

3. 87.262C (Nishimura)
3054 BALBOA STREET, north east corner at 32nd Avenue, Lot 9D in Assessor's Block 1574 - Consideration of final language to APPROVE the authorization of Conditional Use to add a SMALL FAST FOOD RESTAURANT as defined in Section 790.90 of the City Planning Code (seating capacity for up to 15 people with approximately 1,200 square feet for the total storefront) within a non-conforming grocery store, a Limited Commercial Use, in a RH-2 (House, Two-Family) district.
(Public Hearing Closed and Continued from Regular Meeting of August 6, 1987)

APPROVED WITH CONDITIONS, MOTION #11118

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL.

4. 87.239D (Nixon)
731 - 43RD AVENUE, west side between Balboa and Cabrillo Streets, Lot 2B in Assessor's Block 1601 - Consideration of final language to APPROVE Building Permit Application No. 8702303 for an alteration resulting in the addition of one dwelling unit and a third floor above the existing two-story structure in an RH-2 district.
(Public Hearing Closed and Continued from Regular Meeting of August 6, 1987)

APPROVED WITH CONDITIONS, MOTION #11123

VOTE: 6-1

VOTING NO: COMMISSIONER JOHNSON.

F. REGULAR CALENDAR

5. 87.295D (Hood)
542 - 23RD AVENUE, east side between Anza and Balboa Streets, Lot 20 in Assessor's Block 1565 - Consideration of request for Discretionary Review of Building Permit Application No. 8701861 for

Item #87.295D cont.

an alteration resulting in the addition of one dwelling unit and one floor to the existing two-story, single-family structure in an RH-2 district.

(Continued from Regular Meeting of July 30, 1987)

1:50 - 2:03 P.M.

I.A.120 - 407

Speakers: 1. Alice Barkley - project sponsor's representative. 2. Charles Nicholson - representing Kirsten Haverhead (con).

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 7-0

6. 87.295D

(Hood)

542 - 23RD AVENUE, east side between Anza and Balboa Streets, Lot 20 in Assessor's Block 1565 - Discretionary Review of Building Permit Application No. 8701861, as described above.

(Continued from Regular Meeting of July 23, 1987)

1:50 - 2:03 P.M.

I.A. 120 - 407

Items 5 and 6 were heard together. See item 5 for speakers.

PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE ON AUGUST 20, 1987

VOTE: 7-0

7. 87.373P

(Green)

1262 - 48TH AVENUE, east side between Lincoln Way and Irving Street, Lot 30 in Assessor's Block 1703 - Request for Coastal Zone permit to allow construction of a new two (2) story over basement residential building within an RH-2 (House, Two Family) District and Coastal Zone Area. The proposal is to replace the existing one (1) story over basement single family dwelling with a two (2) story over basement two (2) family dwelling.

(Continued from Regular Meeting of July 30, 1987)

2:03 - 2:05 P.M.

I.A. 417 - 450

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11119

VOTE: 7-0

8. 87.398C

(Green)

1115 TARAVAL STREET, south side between 21st and 22nd Avenues, Lot 1 in Assessor's Block 2404 - Request for authorization of Conditional Use to permit the installation of a SMALL FAST FOOD SERVICE establishment as defined by Section 790.90 of the Planning Code in the Taraval Street Restaurant & Fast Food Sub-District within an NC-2 (Small Scale Neighborhood Commercial) District. The proposal is to establish a restaurant offering pizza and ice cream with seating for up to 16 persons in approximately 422 square feet of floor area.

2:05 - 2:06 P.M.

I.A.451 - 461

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11120

VOTE: 7-0

9. 87.409C (Green)
1322 GRANT AVENUE, east side between Vallejo and Green Streets, Lot 28 in Assessor's Block 132 - Request for authorization of Conditional Use to permit installation of a cafe styled restaurant defined by Section 790.92 of the City Planning Code as a FULL-SERVICE RESTAURANT within the North Beach Neighborhood Commercial District. The proposal is to convert a clothing store to a cafe offering table service with seating for up to 38 persons in approximately 880 square feet of floor area.

2:06 - 2:07 P.M.

I.A.462 - 475

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11121

VOTE: 7-0

10. 87.460C (Green)
2367-69 MARKET STREET, south side between Noe and 17th Streets, Lots 25 & 35 in Assessor's Block 3563 - Request for authorization of Conditional Use to permit the conversion of an existing full service restaurant to a BAR AND PLACE OF ENTERTAINMENT and to permit the expansion of an existing second story bar within the Upper Market Street Neighborhood Commercial District. The proposal is to convert the existing ground floor restaurant (Cafe San Marcos) to a bar as defined by Section 790.22 of the Planning Code with dancing defined as "Other Entertainment" (by Section 790.38 of the Planning Code) in approximately 650 square feet of floor area. The proposal also involves legalizing an expansion of area used patrons on the second floor by approximately 310 square feet.

2:07 - 2:52 P.M.

I.A.476 - I.B.195

Speakers: 1. Hector Romo - project sponsor. 2. Gay Roche (con). 3. Winston Ashmeade - Eureka Valley Promotion Assoc. (con). 4. Peter Roche (con). 5. David Johnson (con). 6. Robert Bush - Duboce Triangle Neighborhood Assoc. (con). 7. Ron Webb (pro). 8. Edward Scruggs (con).

PASSED MOTION OF INTENT TO DISAPPROVE ENTERTAINMENT USE AND APPROVE SECOND/FLOOR EXPANSION, FINAL LANGUAGE ON AUGUST 20, 1987

VOTE: 5-2

VOTING NO: COMMISSIONERS HEMPHILL AND NAKASHIMA.

11. 87.143EC (Green)
2065-69 CHESTNUT STREET, south side between Fillmore and Steiner Streets, Lot 25 in Assessor's Block 491 - Request for authorization of Conditional Use to permit installation of TOURIST HOTEL suites on the second (2) floor of a proposed building within an NC-2 (Small Scale Neighborhood Commercial) District. The proposal is to establish five Tourist suites on the second floor of a four (4) story over basement building. Nineteen parking spaces will be provided in the basement, four (4) additional spaces would be provided on an adjacent property. The ground floor will contain

Item #87.143EC cont.

approximately 5,669 square feet of commercial floor area (capable of multiple tenants), the third and fourth floors will contain a total of eight (8) dwelling units.

2:52 - 3:40 P.M.

I.B.197 - 840

Speakers: 1. Bruce Baumann - project sponsor's representative. 2. Michael Pietro - project sponsor. 3. Virginia Fusco - Marina Civic Improvement and Property Owners Assoc. (con). 4. Unidentified (con). 5. Lola Grazini (con). 6. Lola Belwomini (con).

APPROVED WITH AMENDED CONDITIONS (DELETE FROM CONDITION #1 "WITHOUT ANY COOKING FACILITIES")

VOTE: 5-2

VOTING NO: COMMISSIONERS BIERMAN AND HEMPHILL.

THE COMMISSION TOOK A RECESS FROM 3:40 - 3:55 P.M.

12. 87.371C

(Miller)

501 CAMBRIDGE STREET, west side between Felton and Wayland Streets, Lots 2 and 3 in Assessor's Block 5992A - Request for authorization of Conditional Use for a PUBLIC UTILITY INSTALLATION (GTE Mobilnet Cellular Car Phone Transmission facility) in an RH-1 (House, One Family) district.

(Continued from Regular Meeting of August 6, 1987)

4:00 - 4:05 P.M.

II.A.004 - 133

Item 12 - 14 were heard together. Speaker: Tim Fineham - project sponsor's representative.

APPROVED WITH CONDITIONS, MOTION #11124

VOTE: 7-0

13. 87.366CP

(Miller)

4150 CLEMENT STREET, (Veterans' Administration Medical Center/Fort Miley), north side opposite 45th Avenue, Lot 23 in Assessor's Block 1313 - Request for authorization of Conditional Use for a Public Utility installation (GTE Mobilnet Cellular Car Phone transmission facility) in a P (Public Use) district (also requiring a Coastal Zone Permit).

(Continued from Regular Meeting of August 6, 1987)

4:00 - 4:05 P.M.

II.A.060 - 133

Items 12 - 14 were heard together. Speaker: Tim Fineham - project sponsor's representative.

APPROVED WITH CONDITIONS, MOTION #11125

VOTE: 7-0

14. 87.370C

(Miller)

55 CHUMASERO DRIVE, between Font Boulevard and Brotherhood Way, Lot 1 in Assessor's Block 7330 - Request for authorization of Conditional Use for a Public Utility installation (GTE Mobilnet Cellular Car Phone transmission facility) in an RM-4 (Mixed Residential, High Density) district.

(Continued from Regular Meeting of August 6, 1987)

Item #87.370C cont.

4:00 - 4:05 P.M.

II.A.060 - 133

Items 12 - 14 were heard together. Speaker: Tim Fineham - project sponsor's representative.

APPROVED WITH CONDITIONS, MOTION #11126

VOTE: 7-0

15. 87.306Q

(Skiffer)

2774 UNION STREET, north side between Baker and Broderick Streets, Lot 14 in Assessor's Block 947 - Request for an Exception from the low and moderate income provisions of the Subdivision Code for a previously approved four-unit residential condominium conversion subdivision.

(Continued from Regular Meeting of July 23, 1987)

CONTINUED TO SEPTEMBER 3, 1987

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL.

16. 87.284S

(Skiffer)

717-725 TARAVAL STREET, south side between 17th and 18th Avenues, Lot 45 in Assessor's Block 2408 - Review for consistency with the Master Plan and the City Planning Code of a proposed two lot subdivision in a NC-2 (Small-Scale Neighborhood Commercial) district.

4:05 - 4:15 P.M.

II.A.136 - 280

Speakers: 1. Helen Nash - Greater West Portal Neighborhood Association (con). 2. Peter Gong - project sponsor.

PASSED MOTION FINDING SUBDIVISION IN CONFORMITY WITH MASTER PLAN.

VOTE: 7-0

17. 87.383S

(Skiffer)

1500 NORIEGA STREET, north side between 22nd and 23rd Avenues, Lot 15 in Assessor's Block 2027 - Review for consistency with the Master Plan and the City Planning Code of a proposed two lot subdivision in a NC-2 (Small-Scale Neighborhood Commercial) district.

4:20 - 4:32 P.M.

II.A.308 - 475

Speakers: 1. Ron Tom - project architect. 2. Helen Nash - Greater West Portal Neighborhood Assoc. (con). 3. Alex Sha - project sponsor.

DISAPPROVED, MOTION #11127

VOTE: 7-0

18. 87.481D

(Skiffer)

46 ALPINE TERRACE, west side between Duboce Avenue and Waller Street, Lot 4 in Assessor's Block 1258 - Consideration of request for Discretionary Review of Building Permit Application No. 8706981 to convert five dwelling units to four dwelling units.

4:15 - 4:16 P.M.

II.A.209 - 238

PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW

VOTE: 7-0

19. 87.481D (Skiffer)
46 ALPINE TERRACE, west side between Duboce Avenue and Waller Street, Lot 4 in Assessor's Block 1258 - Discretionary Review of Building Permit Application No. 8706981, as described above.

DUE TO ACTION ON ITEM 18, NO ACTION IS REQUIRED.

20. 87.379D (Marsh)
522 STANYAN STREET, east side between Hayes and Fell Streets, Lot 6 in Assessor's Block 1213 - Consideration of request for Discretionary Review, pursuant to Priority Policy 7 of City Planning Code Section 101.1, by the Landmarks Preservation Advisory Board of Building Permit Application No. 8704602 to demolish a historic structure.
(Continued from Regular Meeting of July 23, 1987)

WITHDRAWN. NO ACTION REQUIRED.

21. 87.379D (Marsh)
522 STANYAN STREET, east side between Hayes and Fell Streets, Lot 6 in Assessor's Block 1213 - Discretionary Review of Building Permit Application No. 8704602, as described above.
(Continued from Regular Meeting of July 23, 1987)

WITHDRAWN. NO ACTION REQUIRED.

Adjournment AT 4:35 P.M.

SF
C55
#21
8/20/87

S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
AUGUST 20, 1987
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

AUG 28 1987

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NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B.479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Allen, Bierman, Hemphill, Johnson, Nakashima, Rosenblatt and Wright.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 1:35 P.M.

Staff in attendance included: Milton Edelin - Deputy Director of Planning, Robert Passmore - Zoning Administrator, Larry McDonald, Gerald Green, Jim Nixon, Jim Miller and Lori Yamauchi - Administrative Secretary.

- A. DIRECTOR'S REPORT
- B. COMMISSIONERS' QUESTIONS & MATTERS
- C. PUBLIC COMMENTS
- D. ITEMS TO BE CONTINUED

1. 87.417E (Mackenzie)
SAN FRANCISCO COUNTY JAIL #3, located in unincorporated San Mateo County adjacent to the City of San Bruno, bounded by Skyline Boulevard, College Drive, Longview/Moreland Drives - Appeal of Preliminary Negative Declaration on the proposed expansion of the existing facility by constructing a single-story, 50,000 square foot building to house up to 300 minimum to medium security inmates and which would be designed for potential conversion to a services building for the jail facility in the long-term. The project would also include approximately 40 additional staff parking spaces.
(Continued from Regular Meeting of July 30, 1987)
(Proposed for continuation to October 1, 1987)

CONTINUED TO OCTOBER 1, 1987

VOTE: 7-0

2. 87.193D (Nixon)
766 - 41ST AVENUE, east side between Balboa and Cabrillo Streets, Lot 11 in Assessor's Block 1604 - Consideration of request for Discretionary Review of Building Permit Application No. 8702999 for construction of a three-story, two-dwelling unit structure after demolition of the existing structure in an RH-2 district.
(Continued from Regular Meeting of August 6, 1987)
(Proposed for continuation to August 27, 1987)

CONTINUED TO SEPTEMBER 17, 1987

VOTE: 7-0

3. 87.193D (Nixon)
766 - 41ST AVENUE, east side between Balboa and Cabrillo Streets, Lot 11 in Assessor's Block 1604 - Discretionary Review of Building Permit Application No. 8702999, as described above.
(Continued from Regular Meeting of August 6, 1987)
(Proposed for continuation to August 27, 1987)

CONTINUED TO SEPTEMBER 17, 1987

VOTE: 7-0

4. 87.110EZ (Hood)
1800-1874 GREEN STREET, north side between Octavia and Laguna Streets, Lots 5 through 16 in Assessor's Block 543 - Request to reclassify property from an RH-2 (House, Two-Family) District to an RH-3 (House, Three-Family) District.
(Continued from Regular Meeting of July 23, 1987)
(Proposed for continuation to August 27, 1987)

CONTINUED TO AUGUST 27, 1987

VOTE: 7-0

5. 85.288REZ (Marsh)
FELTON AND BOWDOIN STREETS, southwest corner, Lot 2 in Assessor's Block 5973 - Review for consistency with the Master Plan of the sale of surplus City property in a P (Public Use) district.
(Proposed for continuation to August 27, 1987)

CONTINUED TO AUGUST 27, 1987

VOTE: 7-0

6. 85.288REZ (Marsh)
UNIVERSITY MOUND RESERVOIR, southwest corner of Felton and Bowdoin streets, a portion of Lot 2 in Assessor's Block 5973 - Request to RECLASSIFY a 96,000 square-foot vacant City owned site from a P (Public Use) District to an RH-1 (House, One Family) District. The sale of Water Department surplus land would permit 38 units as of right and could permit the development of the site with a maximum of 63 units with Conditional Use authorization (as a Planned Unit Development).
(Proposed for continuation to August 27, 1987)

CONTINUED TO AUGUST 27, 1987

VOTE: 7-0

7. 85.5332T (Bateson)
MID MARKET AREA, generally bounded on the west by Ninth Street, on the east by Fifth Street, on the north by Market Street, and on the south by Mission and Natoma Streets - Consideration of Permanent Controls including Amendments to the Zoning Map and City Planning Code text to reclassify the Height and Bulk Districts for portions of Assessor's Blocks 3701, 3702, 3703, 3704 and 3725 located therein from 90-X, 120-X, 120-F, 150-S, 160-F, 180-S and 240-S to 65-X - 105-E, 90-X, 90-X - 120-F and 90-X - 150-F; and amending the text of the City Planning Code by adding Sections 263.11 and 296 to provide for exceptions to the base height limits in the Mid-Market area and for height restrictions on structures shading United Nations Plaza.
(Public Hearing Closed and Continued from Regular Meeting of July 9, 1987)
(Proposed for continuation to October 29, 1987)

CONTINUED TO OCTOBER 29, 1987

VOTE: 7-0

E. CONSIDERATION OF FINDINGS & FINAL MOTION; PUBLIC HEARING CLOSED

8. 87.295D (Hood)
542 - 23RD AVENUE, east side between Anza and Balboa Streets, Lot 20 in Assessor's Block 1565 - Consideration of final language to APPROVE Building Permit Application No. 8701861 for an alteration resulting in the addition of one dwelling unit and one floor to the existing two-story, single-family structure in an RH-2 district.
(Public Hearing Closed and Continued from Regular Meeting of August 13, 1987)

APPROVED WITH CONDITIONS, MOTION #11128

VOTE: 7-0

9. 87.460C (Green)
2367-69 MARKET STREET, south side between Noe and 17th Streets, Lots 25 & 35 in Assessor's Block 3563 - Consideration of final language to DISAPPROVE the authorization of Conditional Use to permit the conversion of an existing full service restaurant to a BAR AND PLACE OF ENTERTAINMENT and APPROVE the authorization of Conditional Use to permit the expansion of an existing second story bar within the Upper Market Street Neighborhood Commercial District. The proposal is to convert the existing ground floor restaurant (Cafe San Marcos) to a bar as defined by Section 790.22 of the Planning Code with dancing defined as "Other Entertainment" (by Section 790.38 of the Planning Code) in approximately 650 square feet of floor area. The proposal also involves legalizing an expansion of area used patrons on the second floor by approximately 310 square feet.
(Public Hearing Closed and Continued from Regular Meeting of August 13, 1987)

DISAPPROVED BAR AND PLACE OF ENTERTAINMENT AND APPROVED WITH
CONDITIONS EXPANSION OF SECOND-STORY BAR, MOTION #11129 VOTE: 5-2
VOTING NO: COMMISSIONERS HEMPHILL AND NAKASHIMA

F. REGULAR CALENDAR

10. 86.299EC (McDonald)
845 MEADE AVENUE, south of Jennings Street, Lot 83 in Assessor's Block 4991 - Request for authorization of Conditional Use to permit a PLANNED UNIT DEVELOPMENT OF 46 DWELLING UNITS on a lot having an area of 148,000 square feet and proposing exceptions from Planning Code requirements for lot area and rear yard depth in an RH-2 (House, Two-Family) district with a 40-X height and bulk designation.
(Continued from Regular Meeting of August 6, 1987)

2:00 - 3:05 P.M. I.A.285 - 312, I.A.437 - I.B.463
Speakers: 1. Ralph House - Bayview Hill Neighborhood Assoc. (con).
2. Christine King (con). 3. Lettie Bowens (con). 4. Langston Slocum (con). 5. Matt Ettinger (con). 6. Carol Benihoff (con). 7. Walter Caplan (pro). 8. Carlos Dominguez - project architect. 9. Archie Occipinti - project sponsor.

PASSED MOTION TO ALLOW COMMISSIONER JOHNSON TO ABSTAIN VOTE: 7-0
Remaining issues to be resolved include: removal of two dwelling units from the two corner lots at Meade Avenue and the removal of a duplex in the center of the project to create common open space for children's play area or to maximize the open space in the site for such purposes.

CONTINUED TO SEPTEMBER 17, 1987
ABSTAINED: COMMISSIONER JOHNSON

VOTE: 6-0

11. 86.564C (Nishimura)
2350-2360 SAN BRUNO AVENUE, northwest corner at Hale Street, Lots 2 and 3 in Assessor's Block 5880 - Request for authorization of Conditional Use to extend the termination date for an additional five (5) years of an existing non-conforming sheet metal shop, contractor office and delivery truck depot in a RM-1 (Residential, Mixed, Low Density) district.

1:55 - 1:58 P.M.
No public testimony received.
APPROVED WITH CONDITIONS, MOTION #11130

I.A.317 - 405

VOTE: 7-0

12. 87.430C (Nishimura)
1465 & 1469 VAN DYKE STREET, between Keith Street and Jennings Street, Lot 13 in Assessor's Block 4829 - Request for authorization of Conditional Use to extend the termination date for an additional five (5) years of a non-conforming drayage use in a RH-1 (House, One Family) district.

CONTINUED TO SEPTEMBER 17, 1987

VOTE: 7-0

13. 87.468C (Green)
12 - 29TH STREET, north side between Mission Street and Tiffany Avenue, Lot 12 in Assessor's Block 6596 - Request for authorization of Conditional Use to permit installation of a TAKE-OUT FOOD SERVICE

Item #87.468C cont.

ESTABLISHMENT as defined by Section 790.122 of the Planning Code within an NC-3 (Moderate Scale Neighborhood Commercial) District. The proposal is to install a take-out self service restaurant offering hot dogs, ice cream and beverages in approximately 380 square feet of floor area without seating.

1:58 - 2:00 P.M.

I.A.407 - 421

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11131

VOTE: 7-0

2:00 P.M.

NOTE: ITEM #14 WAS HEARD AT 2:00 P.M. IN THE BOARD OF SUPERVISORS CHAMBERS, 2ND FLOOR, CITY HALL. FOLLOWING ITEM #14, THE COMMISSION WILL RETURN TO ROOM 282 FOR THE REMAINDER OF ITS MEETING.

14. 85.276EVC

(Green)

1700 HAIGHT STREET, northwest corner at Cole Street, Lot 7 in Assessor's Block 1229 - Request for authorization of Conditional Use to permit a modification of a previously approved project as set forth in City Planning Commission Motion No. 10447 authorizing construction of a three (3) story over basement mixed use building containing a total of 20 dwelling units, a total of 10,500 square feet of commercial area on two floors, and 38 parking spaces in the basement within the Haight Street Neighborhood Commercial District. The proposal is to modify the originally approved project by installing a single tenant (Thrifty's Jr. Drug Store) occupying approximately 5,275 square feet of the ground floor previously authorized for a minimum of 3 separate commercial spaces.

3:20 - 7:35 P.M.

I.B.469 - III.B.109

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposed in the files of the Department of City Planning

THE COMMISSION TOOK RECESSES AT 5:00 - 5:15 P.M. ADN 6:05 - 6:15 P.M.

Speakers: 1. Bill Henry - project sponsor. 2. Debra Stein - project sponsor's public relations consultant. 3. Maria Pracher - project sponsor's attorney. 4. Calvin Welch - Haight Ashbury Neighborhood Council (con). 5. Steven Deutsch - Haight Ashbury Preservation Society (con). 6. Jim Rhoads - Haight Ashbury Preservation Society (con). 7. Robert Scott (con). 8. Roberta D'Alois (con). 9. Michael Andersen (con). 10. Jacques Van Baeten (pro). 11. Sharon Kaplan (con). 12. Ellen Rhoads (con). 13. Ann Worth (con). 14. Mary Sue Planck (con). 15. Alex Konski (con). 16. Martha Luna (con). 17. Anna Guth (pro). 18. Helen Michalowski (con). 19. Carol Piasente - San Francisco Chamber of Commerce (pro). 20. Maya Cain (con). 21. Peter Doty (con). 22. Juanita Del Carlos (pro). 23. Robert Renard (con). 24. Bernard Romano (con). 25. Ed Mechem (con). 26. Karl Heisler (con). 27. Edward Griesel (con). 28. Tom Gschwind (con). 29. Cheryl Wagner (con). 30. Nick Porcaro (con). 31. Liz Pepin (con). 32. Robert Vinas (con). 33. Matt LaVail (pro). 34. Glenn Beardsley (pro). 35. Pat Nathe (con). 36. Greg Gaar (con). 37. John Rizzo (con). 38. Don Weinger (con). 39. Boyd Charette (pro). 40. Michael Donnelly (con). 41. Bruce Lyall (con). 42. Walter

Item #85.276EVC cont.

Johnson - San Francisco Labor Council (con). 43. John Lough (pro). 44. Diana Bik (con). 45. Bruce Tobin (con). 46. Michael Joy (pro). 47. Chris Coghlan (con). 48. Mack Hicks (pro). 49. Dennis Purcell (con). 50. Gabriel Ben Solomon (con). 51. Christine Hall (con). 52. David McNeil (con). 53. Joe Rinaldi (con). 54. Ralph Noistering (pro). 55. Robert Arnold (con). 56. Bill Quist (con). 57. Patrisha Vestey (con). 58. Naomi Cantrell - Sickie Cell Foundation (pro). 59. Catherine Wynne (pro). 60. Mark Sylvan (con). 61. Jeff Crist (con). 62. Craig Stehr (con). 63. Neil Sechan (pro). 64. Ann Walsh (pro). 65. Jose Leyva (con). 66. Margaret Brown (pro). 67. Will Meyers (con).

PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE AT NEXT MEETING

VOTE: 6-1

VOTING NO: COMMISSIONER BIERMAN

5:00 P.M.

15. 87.336I

455 ARKANSAS STREET, west side between 19th and 20th Streets, a through lot to Connecticut Street, Lot 21 in Assessor's Block 4068 - Review of Abbreviated Institutional Master Plan for the American College of Traditional Chinese Medicine, proposing to relocate from the northwest corner of Geary and Baker Streets.

CONTINUED TO SEPTEMBER 3, 1987

VOTE: 7-0

16. 87.336EICV

(Fitzpatrick)

455 ARKANSAS STREET, west side between 19th and 20th Streets, a through lot to Connecticut Street, Lot 21 in Assessor's Block 4068 - Request for authorization of Conditional Use to permit reuse of a former elementary school as a POST-SECONDARY INSTITUTION AND TEACHING CLINIC with parking in an RH-2 (House, Two-Family) District.

CONTINUED TO SEPTEMBER 3, 1987

VOTE: 7-0

17. 87.336EICV

455 ARKANSAS STREET, west side between 19th and 20th Streets, a through lot to Connecticut Street, Lot 21 in Assessor's Block 4068 - Request for REAR YARD VARIANCE to provide approximately 35 off-street parking spaces at the rear of the school in the former play area. Ninety percent of the proposed parking lot would be in the otherwise required rear yard, when the Planning Code requires an open and unobstructed rear yard for the subject property of 90 feet measured from the rear property line.

CONTINUED TO SEPTEMBER 3, 1987

VOTE: 7-0

18. 87.337C (Fitzpatrick)
2400 GEARY BOULEVARD AND 1313-05 BAKER STREET, northwest corner of Geary and Baker, Lots 7 and 8 in Assessor's Block 1081 - Request for authorization of Conditional Use for a POST-SECONDARY EDUCATIONAL INSTITUTE including a Clinic and instructional support in a former dwelling unit in a RH-3 (House, Three-Family) District.

CONTINUED TO SEPTEMBER 3, 1987

VOTE: 7-0

19. 87.373D (Nixon)
1680 - 12TH AVENUE, east side between Moraga and Lawton Streets, Lot 25 in Assessor's Block 1932 - Discretionary Review of Building Permit Application No. 8706985 for alteration to an existing single-family structure by construction of an additional level in an RH-2 district. (Continued from Regular Meeting of August 6, 1987)

7:45 - 8:15 P.M.

III.B.185 - 640

Speakers: 1. Alice Barkley - project sponsor's representative. 2. Amiko Matsuda (con). 3. Alan Eanie (con). 4. Les Lantz (con). 5. Liz Dobing (con). 6. Clifford Lau.

APPROVED WITH CONDITIONS, MOTION #11132

VOTE: 7-0

20. 87.276D (Nixon)
2924 CABRILLO STREET, north side between 30th and 31st Avenues, Lot 11D in Assessor's Block 1614 - Consideration of request for Discretionary Review of Building Permit Application No. 8704261 for an alteration resulting in the addition of one dwelling unit and one floor to the existing two-story, single-family structure in an RH-2 (House, Two Family) district. (Continued from Special Meeting of July 23, 1987)

CONTINUED TO SEPTEMBER 17, 1987

VOTE: 7-0

21. 87.276D (Nixon)
2924 CABRILLO STREET, north side between 30th and 31st Avenues, Lot 11D in Assessor's Block 1614 - Discretionary Review of Building Permit Application No. 8704261, as described above. (Continued from Special Meeting of July 23, 1987)

CONTINUED TO SEPTEMBER 17, 1987

VOTE: 7-0

22. 87.339D
534 - 34TH AVENUE, east side between Geary Boulevard and Anza Street, Lot 37 in Assessor's Block 1511 - Consideration of request for Discretionary Review of Building Permit Application No. 8706668 for construction of a four-story, two-unit structure after demolition of the existing structure in an RH-2 (House, Two Family) district. (Continued from Regular Meeting of July 30, 1987)

CONTINUED TO SEPTEMBER 3, 1987

VOTE: 7-0

23. 87.339D

534 - 34TH AVENUE, east side between Geary Boulevard and Anza Street, Lot 37 in Assessor's Block 1511 - Discretionary Review of Building Permit Application No. 8706668, as described above.
(Continued from Regular Meeting of July 30, 1987)

CONTINUED TO SEPTEMBER 3, 1987

VOTE: 7-0

6:30 P.M.

24. 87.160C

(Miller)

1710 - 9TH AVENUE, west side between Lawton and Moraga Streets, Lot 39 in Assessor's Block 2041 - Request for authorization of Conditional Use for EXPANSION OF EXISTING RESIDENTIAL CARE FACILITY FROM SIX TO TEN RESIDENTS in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of August 6, 1987)

8:15 - 8:25 P.M.

III.B.641 - 774

Speakers: 1. Ron McCloud - project sponsor's representative. 2. Millie Yee (pro). 3. Mrs. Nepomuceno - project sponsor.

APPROVED WITH CONDITIONS, MOTION #11133

VOTE: 7-0

25. 87.189E

(Christie)

118 DIAMOND STREET, west side between 18th and 19th Streets, Lots 3, 4, and 5 in Assessor's Block 2693 - Appeal of Preliminary Negative Declaration for the proposed construction of a 3-story, 20-unit low income senior and handicapped housing development totalling approximately 18,000 square feet, with 12 off-street parking spaces, after demolition of an existing single-family home.
(Continued from Regular Meeting of August 6, 1987)

CONTINUED TO SEPTEMBER 3, 1987

VOTE: 7-0

26. 87.189EC

(Miller)

100-BLOCK OF DIAMOND STREET, both sides between 18th and 19th Streets (Most Holy Redeemer complex), Lots 1-5 in Assessor's Block 2693 and Lots 28 and 33 in Assessor's Block 2694 - Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT to permit construction of 20 UNITS OF ELDERLY/HANDICAPPED HOUSING and an OFF-STREET PARKING FACILITY to serve the Most Holy Redeemer complex of religious, educational and social services, in an RH-3 (House, Three-Family) district.

CONTINUED TO SEPTEMBER 3, 1987

VOTE: 7-0

Adjournment

AT 8:25 P.M.

55
#21
9/3/87

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SEP 22 1987

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OF THE
— SAN FRANCISCO
— CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 3, 1987
ROOM 282, CITY HALL
1:30 P.M.

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B.479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, and Wright.

ABSENT: COMMISSIONER ROSENBLATT.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY VICE PRESIDENT NAKASHIMA AT 1:45 P.M.

Staff in attendance included: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Susana Montana, Gerald Green, Jim Nixon, Joe Fitzpatrick, Vincent Marsh, Ivan Christie, Jim Miller, Barry Pearl and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

1. 87.429EZ (Montana)
SOUTH OF MARKET AREA, area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and First Street - Consideration of RESOLUTION OF INTENT TO INITIATE proposed map amendments to the South of Market Interim Zoning controls to remove three properties from a P (Public Use) district and place them in a SLI (Service/Light Industrial) district. These properties are Assessor's Block 3760, Lot 114 and Assessor's Block 3764, Lots and 69.

1:45 - 1:46 P.M.

I.A.024 - 048

No public testimony received.

APPROVED RESOLUTION #11134

VOTE: 4-0

ABSENT: COMMISSIONERS BIRRER, HEMPHILL AND ROSENBLATT.

B. COMMISSIONERS' QUESTIONS & MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

2. 87.510C (Blazej)
59 HARRISON STREET, southwest corner at the Embarcadero, Lots 2A and 2 in Assessor's Block 3769 - Request for authorization of Conditional Use to AMEND Conditional Use Authorized under File No. 83.213EVC by Planning Commission Motion No. 10317 adopted May 30, 1985 to allow the conversion of 42,900 square feet of space designated for light industrial use to 24,950 square feet of office use and 17,950 square feet of other non-office use in a M-1 (Light Industrial) district and in an 84-X Height and Bulk District.
(Proposed for continuation to September 10, 1987)

CONTINUED TO SEPTEMBER 10, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS BIRRER, HEMPHILL AND ROSENBLATT.

3. 87.386D (Nixon)
544 - 2ND AVENUE, east side between Anza and Balboa Streets, Lot 38 in Assessor's Block 1544 - Consideration of request for Discretionary Review of Building Permit Application No. 8706021 for an alteration resulting in the addition of one dwelling unit after major alteration to the existing three-story, single family structure in an RH-2 (House, Two Family) district.
(Continued from Cancelled Meeting of August 27, 1987)
(Proposed for continuation to September 17, 1987)

CONTINUED TO SEPTEMBER 17, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS BIRRER, HEMPHILL AND ROSENBLATT.

4. 87.386D (Nixon)
544 - 2ND AVENUE, east side between Anza and Balboa Streets, Lot 38 in Assessor's Block 1544 - Discretionary Review of Building Permit Application No. 8706021, as described above.
(Continued from Cancelled Meeting of August 27, 1987)
(Proposed for continuation to September 17, 1987)

CONTINUED TO SEPTEMBER 17, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS BIRRER, HEMPHILL AND ROSENBLATT.

5. 86.660D (Nixon)
175 - 29TH AVENUE, west side between Lake Street and McLaren Avenue, Lot 4 in Assessor's Block 1329 - Consideration of request for Discretionary Review of Building Permit Application No. 8609301 for a three-story addition at the rear of a single family structure in an RH-1(D) (House, Single-Family, Detached) district.
(Continued from Cancelled Meeting of August 27, 1987)
(Proposed for continuation to September 17, 1987)

CONTINUED TO SEPTEMBER 17, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS BIRRER, HEMPHILL AND ROSENBLATT.

6. 86.660D (Nixon)
175 - 29TH AVENUE, west side between Lake Street and McLaren Avenue,
Lot 4 in Assessor's Block 1329 - Discretionary Review of Building
Permit Application No. 8609301, as described above.
(Continued from Cancelled Meeting of August 27, 1987)
(Proposed for continuation to September 17, 1987)

CONTINUED TO SEPTEMBER 17, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS BIRRER, HEMPHILL AND ROSENBLATT.

7. 85.288REZ (Marsh)
FELTON AND BOWDOIN STREETS, southwest corner, Lot 2 in Assessor's
Block 5973 - Review for consistency with the Master Plan of the sale
of surplus City property in a P (Public Use) district.
(Continued from Cancelled Meeting of August 27, 1987)
(Proposed for continuation to September 17, 1987)

CONTINUED TO SEPTEMBER 17, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS BIRRER, HEMPHILL AND ROSENBLATT.

8. 85.288REZ (Marsh)
UNIVERSITY MOUND RESERVOIR, southwest corner of Felton and Bowdoin
Streets, a portion of Lot 2 in Assessor's Block 5973 - Request to
RECLASSIFY a 96,000 square-foot vacant City owned site from a P
(Public Use) District to an RH-1 (House, One Family) District. The
sale of Water Department surplus land would permit 38 units as of
right and could permit the development of the site with a maximum of
63 units with Conditional Use authorization (as a Planned Unit
Development).
(Continued from Cancelled Meeting of August 27, 1987)
(Proposed for continuation to September 17, 1987)

CONTINUED TO SEPTEMBER 17, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS BIRRER, HEMPHILL AND ROSENBLATT.

9. 87.110EZ (Hood)
1800-1874 GREEN STREET, north side between Octavia and Laguna
Streets, Lots 5 through 16 in Assessor's Block 543 - Request to
reclassify property from an RH-2 (House, Two-Family) District to an
RH-3 (House, Three-Family) District.
(Continued from Cancelled Meeting of August 27, 1987)
(Proposed for continuation to September 17, 1987)

CONTINUED TO SEPTEMBER 17, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS BIRRER, HEMPHILL AND ROSENBLATT.

10. 87.58D (Nixon)
1926, 1928, 1930 AND 1934 BALBOA STREET, north side between 20th and
21st Avenues, Lots 17-20 in Assessor's Block 1563 - Consideration of
request for Discretionary Review of Building Permit Applications
Nos. 8615216, 8615217, 8615218 and 8615952 for construction of three

Item #87.58D cont.

three-story duplexes and one three-story, single-family structure after demolition of two existing structures in an RH-2 district.
(Continued from Cancelled Meeting of August 27, 1987)
(Proposed for continuation to October 1, 1987)

CONTINUED TO OCTOBER 1, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS BIRRER, HEMPHILL AND ROSENBLATT.

11. 87.58D

(Nixon)

1926, 1928, 1930 AND 1934 BALBOA STREET, north side between 20th and 21st Avenues, Lots 17 - 20 in Assessor's Block 1563 - Discretionary Review of Building Permit Application Nos. 8615216, 8615217, 8615218 and 8615952, as described above.
(Continued from Cancelled Meeting of August 27, 1987)
(Proposed for continuation to October 1, 1987)

CONTINUED TO OCTOBER 1, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS BIRRER, HEMPHILL AND ROSENBLATT.

12. 87.238R

(Marsh)

DIANA STREET, between Thornton and Williams Avenues - Review for consistency with the Master Plan of a partial street vacation of 40 feet of an unimproved portion of Diana Street for a length of 450 feet.
(Proposed for continuation to October 1, 1987)

CONTINUED TO OCTOBER 1, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS BIRRER, HEMPHILL AND ROSENBLATT.

13. 87.70C

(Nixon)

22ND STREET, north side between Connecticut and Missouri Streets, Lot 43 and 44 in Assessor's Block 4100 - Request for authorization of Conditional Use to permit construction of a structure containing three (3) dwelling units after merger of two lots into one (1) lot of 5,000 square feet and authorization to permit parking for five (5) vehicles in an RH-2 (House, Two-Family) district with a 40-X Height and Bulk district classification.
(Continued from Cancelled Meeting of August 27, 1987)
(Proposed for indefinite continuation)

CONTINUED INDEFINITELY

VOTE: 4-0

ABSENT: COMMISSIONERS BIRRER, HEMPHILL AND ROSENBLATT.

14. 86.707D

(Berkowitz)

2533-35 GREENWICH STREET, south side between Divisadero and Scott Streets, Lot 22A in Assessor's Block 944 - Discretionary Review of

Building Permit Application No. 8608598 for the construction of a four-story residential building in an RH-2 (House, Two-Family) district.

(Continued from Cancelled Meeting of August 27, 1987)

(Proposed for indefinite continuation)

Item #86.707D cont.

CONTINUED INDEFINITELY

VOTE: 4-0

ABSENT: COMMISSIONERS BIRRER, HEMPHILL AND ROSENBLATT.

E. CONSIDERATION OF FINDINGS & FINAL MOTION; PUBLIC HEARING CLOSED

15. 85.276EVC (Green)
1700 HAIGHT STREET, northwest corner at Cole Street, Lot 7 in Assessor's Block 1229 - Consideration of final language to APPROVE the authorization of Conditional Use to permit a modification of a previously approved project as set forth in City Planning Commission Motion No. 10447 authorizing construction of a three (3) story over basement mixed use building containing a total of 20 dwelling units, a total of 10,500 square feet of commercial area on two floors, and 38 parking spaces in the basement within the Haight Street Neighborhood Commercial District. The proposal is to modify the originally approved project by installing a single tenant (Thrifty's Jr. Drug Store) occupying approximately 5,275 square feet of the ground floor previously authorized for a minimum of 3 separate commercial spaces.
(Public Hearing Closed and Continued from Cancelled Meeting of August 27, 1987)

CONTINUED TO SEPTEMBER 10, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS BIRRER, HEMPHILL AND ROSENBLATT.

F. CONSENT CALENDAR

16. 87.474C (Green)
564 CASTRO STREET, west side between 18th and 19th Streets, Lot 10 in Assessor's Block 2695 - Request for authorization of Conditional Use to permit the conversion of two separate commercial uses (a retail candy store and a take-out food service establishment), which formerly occupied a single storefront, to one single take-out food establishment without seating in approximately 967 square feet of floor area within the Castro Street Neighborhood Commercial District. This application has been placed on the Consent Calendar with a recommendation for approval as proposed in the application. The Conditions of Approval for this application are available for inspection at the Department of City Planning.
(Continued from Cancelled Meeting of August 27, 1987)

2:15 - 2:35 P.M.

I.A.573 - 783

Speakers: 1. Luisa Hanson - project applicant. 2. Tom Mullen - project applicant.

APPROVED WITH CONDITIONS, MOTION #11135

VOTE: 5-1

VOTING NO: COMMISSIONER BIERMAN

ABSENT: COMMISSIONER ROSENBLATT.

G. REGULAR CALENDAR

17. 87.218D (Nixon)
654 - 28TH AVENUE, east side between Anza and Balboa Streets, Lot 14D in Assessor's Block 1570 - Discretionary Review of Building Permit Application No. 8704174 for construction of a three-story duplex after demolition of the existing structure in an RH-2 (House, Two Family) district.
(Continued from Cancelled Meeting of August 27, 1987)

1:55 - 2:15 P.M. I.A.222 - 566
Speakers: 1. Jerry Klein - project sponsor's representative. 2. Edith McMillan. 3. Joe O'Donoghue - Residential Builders Association.
BUILDING PERMIT APPLICATION WITHDRAWN. COMMISSION PASSED MOTION ADOPTION POLICY OF DISCRETIONARY REVIEW ON APPLICATIONS FOR DEMOLITION, NEW CONSTRUCTION, MAJOR ALTERATIONS AND CONVERSIONS FOR THIS PROPERTY. VOTE: 4-2
VOTING NO: COMMISSIONERS ALLEN AND KARASICK.
ABSENT: COMMISSIONER ROSENBLATT.

18. 87.339D
534 - 34TH AVENUE, east side between Geary Boulevard and Anza Street, Lot 37 in Assessor's Block 1511 - Consideration of request for Discretionary Review of Building Permit Application No. 8706668 for construction of a four-story, two-unit structure after demolition of the existing structure in an RH-2 (House, Two Family) district.
(Continued from Regular Meeting of August 20, 1987)

2:35 - 2:55 P.M. I.A.784 - I.B.218
Speakers: 1. Merrill Jew - project architect. 2. Mr. Liu - project sponsor. 3. Jonathan Bulkley - Planning Association for the Richmond.
PASSED MOTION TO TAKE DISCRETIONARY REVIEW VOTE: 6-0
ABSENT: COMMISSIONER ROSENBLATT.

19. 87.339D
534 - 34TH AVENUE, east side between Geary Boulevard and Anza Street, Lot 37 in Assessor's Block 1511 - Discretionary Review of Building Permit Application No. 8706668, as described above.
(Continued from Regular Meeting of August 20, 1987)

CONTINUED TO SEPTEMBER 17, 1987 VOTE: 6-0
ABSENT: COMMISSIONER ROSENBLATT.

THE COMMISSION TOOK A RECESS FROM 2:55 - 3:15 P.M.

20. 87.306Q (Skiffer)
2774 UNION STREET, north side between Baker and Broderick Streets, Lot 14 in Assessor's Block 947 - Request for an Exception from the low and moderate income provisions of the Subdivision Code for a previously approved four-unit residential condominium conversion subdivision.
(Continued from Regular Meeting of August 13, 1987)

Item #87.306Q cont.

CONTINUED TO SEPTEMBER 17, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS BIRNER, HEMPHILL AND ROSENBLATT.

21. 87.336I (Fitzpatrick)
455 ARKANSAS STREET, west side between 19th and 20th Streets, a through lot to Connecticut Street, Lot 21 in Assessor's Block 4068 - Review of Abbreviated Institutional Master Plan for the American College of Traditional Chinese Medicine, proposing to relocate from the northwest corner of Geary and Baker Streets.
(Continued from Regular Meeting of August 20, 1987)

3:15 - 3:18 P.M.

I.B.242 - 274

No public testimony received.

ADOPTED INSTITUTIONAL MASTER PLAN

VOTE: 6-0

ABSENT: COMMISSIONER ROSENBLATT.

22. 87.336EICV (Fitzpatrick)
455 ARKANSAS STREET, west side between 19th and 20th Streets, a through lot to Connecticut Street, Lot 21 in Assessor's Block 4068 - Request for authorization of Conditional Use to permit reuse of a former elementary school as a POST-SECONDARY INSTITUTION AND TEACHING CLINIC with parking in an RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of August 20, 1987)

3:18 - 3:40 P.M.

I.B.275 - 623

Items 22 & 23 were heard together. Speakers: 1. Howard Harrison - project sponsor. 2. Fr. Peter Sammon - St. Teresa's Church.

CONDITIONS AMENDED TO REQUIRE PUBLIC HEARING ON CONDITIONS AFTER TWO YEARS FOLLOWING APPROVAL, TO ALLOW OPERATION ON SUNDAYS, AND TO DELETE CONDITION LIMITING NUMBER OF PATIENTS.

APPROVED WITH AMENDED CONDITIONS, MOTION #11136

VOTE: 6-0

ABSENT: COMMISSIONER ROSENBLATT.

23. 87.336EICV (Fitzpatrick)
455 ARKANSAS STREET, west side between 19th and 20th Streets, a through lot to Connecticut Street, Lot 21 in Assessor's Block 4068 - Request for REAR YARD VARIANCE to provide approximately 35 off-street parking spaces at the rear of the school in the former play area. Ninety percent of the proposed parking lot would be in the otherwise required rear yard, when the Planning Code requires an open and unobstructed rear yard for the subject property of 90 feet measured from the rear property line.
(Continuation from Regular Meeting of August 20, 1987)

3:18 - 3:40 P.M.

I.B.275 - 623

Items 22 and 23 were heard together. See Item 22 for list of speakers.

PUBLIC HEARING CLOSED BY ZONING ADMINISTRATOR.

24. 87.337C (Fitzpatrick)
2400 GEARY BOULEVARD AND 1303-05 BAKER STREET, northwest corner of Geary and Baker, Lots 7 and 8 in Assessor's Block 1081 - Request for authorization of Conditional Use for a POST-SECONDARY EDUCATIONAL INSTITUTE including a Clinic and instructional support in a former dwelling unit in a RH-3 (House, Three-Family) District.
(Continued from Regular Meeting of August 20, 1987)

3:40 - 3:55 P.M.

I.B.624 - 799

Speakers: 1. Howard Harrison - project sponsor. 2. Jim Faye - San Francisco Tenants Union (con).

APPROVED WITH CONDITIONS THE CONDITIONAL USE FOR TEACHING CLINIC AT 2400 GEARY BOULEVARD AND DISAPPROVED CONDITIONAL USE FOR INSTRUCTIONAL SUPPORT AT 1303-05 BAKER STREET, MOTION #11137

VOTE: 6-0

ABSENT: COMMISSIONER ROSENBLATT.

25. 87.379D (Marsh)
1877-79 GREEN STREET, south side between Laguna and Octavia Streets, Lot 22 in Assessor's Block 554 - Consideration of request for Discretionary Review, pursuant to Priority Policy 7 of City Planning Code Section 101.1, by the Landmarks Preservation Advisory Board of Building Permit Application No. 8705717 to demolish a historic structure and construct 2 dwelling units on the site.
(Continued from Regular Meeting of August 6, 1987)

APPLICATION WITHDRAWN, NO ACTION REQUIRED.

26. 87.379D (Marsh)
1877-79 GREEN STREET, south side between Laguna and Octavia Streets, Lot 22 in Assessor's Block 554 - Discretionary Review of Building Permit Application No. 8705717, as described above.
(Continued from Regular Meeting of August 6, 1987)

APPLICATION WITHDRAWN, NO ACTION REQUIRED.

3:30 P.M.

27. 87.189E (Christie)
118 DIAMOND STREET, west side between 18th and 19th Streets, Lots 3, 4, and 5 in Assessor's Block 2693 - Appeal of Preliminary Negative Declaration for the proposed construction of a 3-story, 20-unit low income senior and handicapped housing development totalling approximately 18,000 square feet, with 12 off-street parking spaces, after demolition of an existing single-family home.
(Continued from Regular Meeting of August 20, 1987)

4:05 - 4:20 P.M.

I.B.801 - II.A.140

Speakers: 1. Winston Ashmeade - Eureka Valley Promotion Assoc. - Appellant. 2. Richard Lesnick - Eureka Valley Promotion Assoc (pro - Appeal).

DENIED APPEAL/SUSTAINED NEGATIVE DECLARATION, MOTION #11138

VOTE: 6-0

ABSENT: COMMISSIONER ROSENBLATT.

28. 87.189EC (Miller)
100 - BLOCK OF DIAMOND STREET, both sides between 18th and 19th Streets (Most Holy Redeemer complex), Lots 1-5 in Assessor's Block 2693 and Lots 28 and 33 in Assessor's Block 2694 - Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT to permit construction of 20 UNITS OF ELDERLY/HANDICAPPED HOUSING and an OFF-STREET PARKING FACILITY to serve the Most Holy Redeemer complex of religious, educational and social services, in an RH-3 (House, Three-Family) district.
(Continued from Regular Meeting of August 20, 1987)

4:20 - 5:30 P.M. II.A.142 - II.B.258
Speakers: 1. Jane Graff - project sponsor. 2. Al Lanier - project architect. 3. Father McGuire - project sponsor. 4. Joe Lacey (pro). 5. Roberto Salazar (pro). 6. Earl Moss (pro). 7. Dorice Murphy (pro). 8. Irving Eisenberg (pro). 9. Barbara Champion (pro). 10. Tony Gizenski (con). 11. Charles McLaughlin (con). 12. David Johnson - Eureka Valley Promotion Assoc. (con). 13. Jim Farrell (con). 14. John Patterson (con). 15. Mary Anne Joachem (con). 16. Judith McKinn (con). 17. Winston Ashmeade (con).
APPROVED WITH CONDITIONS, MOTION #11139 VOTE: 6-0
ABSENT: COMMISSIONER ROSENBLATT.

29. 87.476C (Green)
718 and 720 COLUMBUS AVENUE, north side between Greenwich Street and Glover Place, Lot 27 in Assessor's Block 90 - Request for authorization of Conditional Use to permit an expansion of an existing full service restaurant known as "Italian Accent Seafood Trattoria" within the North Beach Neighborhood Commercial district. The proposal is to expand the existing restaurant at 720 Columbus from 860 square feet with seating for up to 40 persons to include 718 Columbus for a total area of 1,440 square feet of area and seating for up to a total of 88 persons.

5:30 - 5:32 P.M. II.B.279 - 294
No public testimony received.
APPROVED WITH CONDITIONS, MOTION #11140 VOTE: 6-0
ABSENT: COMMISSIONER ROSENBLATT.

30. 87.459C (Green)
2098 LOMBARD STREET, northeast corner of Fillmore Street, Lot 13 in Assessor's Block 492 - Request for authorization of Conditional Use to permit the conversion of an existing Automotive Service Station to an AUTOMOTIVE REPAIR facility as defined by Section 790.15 of the Planning Code within an NC-3 (Moderate Scale Neighborhood Commercial) District. The proposal is to convert the existing Texaco Service Station to an Automotive Repair facility conducting repairs only without the sale of gasoline on the existing site which is approximately 6,600 square feet in size.

5:32 - 5:45 P.M. II.B.295 - 506
Speaker: 1. Harry Browning - project sponsor's representative.

Item #87.459C cont.

APPROVED WITH AMENDED CONDITIONS. (DELETING CONDITION LIMITING AUTHORIZATION FOR FIVE YEARS, AMENDING CONDON ON LIMIT OF AUTOS PARKED OUTSIDE FROM 10 TO 14), MOTION #11141 VOTE: 6-0
ABSENT: COMMISSIONERS HEMPHILL AND ROSENBLATT.

31. 87.221VC (Green)
1124 CLEMENT STREET, north side between 12th Avenue and Funston Street, Lot 36 in Assessor's Block 1421 - Request for authorization of Conditional Use to permit establishment of an office on the second story of a proposed mixed use building, and the elimination of required parking for a proposed third story dwelling unit within the Inner Clement Neighborhood Commercial District. The proposal is to construct a new three (3) story mixed-use building containing ground floor commercial space, second story office and one (1) dwelling unit on the third floor without the required parking with a total area not including the dwelling unit of approximately 3,000 square feet.

5:45 - 5:56 P.M. II.B.510 - 642
Items 31 and 32 were heard together. Speakers: 1. Harold Dow - project architect. 2. Mrs. Walker Meyer - project sponsor.
APPROVED WITH AMENDED CONDITIONS (AMENDING AUTHORIZATION TO 1420 SQUARE FEET OF SECOND FLOOR OFFICE SPACE), MOTION #11142 VOTE: 5-0
ABSENT: COMMISSIONERS HEMPHILL AND ROSENBLATT.

32. 87.221VC (Green)
1124 CLEMENT STREET, north side between 12th Avenue and Funston Street, Lot 36 in Assessor's Block 1421 - Request for MINIMUM LOT AREA, MAXIMUM FLOOR AREA, AND REAR YARD VARIANCES, for the construction of a three (3) story building on a substandard lot created after December 26, 1946. The City Planning Code requires lots to be a minimum of 2,500 square feet in size, the proposed lot is 1,500 square feet in size. The project proposes 2,920 square feet of commercial floor area (on two floors). The maximum commercial floor area allowed is 2,625 square feet. The City Planning Code also requires an open unobstructed rear yard at the second story and above. The project proposes a rear yard at the third story rather than the second.

5:45 - 5:56 P.M. II.B.510 - 642
Items 31 and 32 were heard together. See item 31 for speakers.
PUBLIC HEARING CLOSED BY ZONING ADMINISTRATOR.

33. 87.423C (Green)
917 IRVING STREET, south side between 10th and 11th Avenues, Lot 43 in Assessor's Block 1765 - Request for authorization of Conditional Use to permit demolition of an existing two-story building containing a second floor dwelling unit and ground floor commercial, and the construction of a new three-story building with two floors

Item #87.423C cont.

of commercial space (2100 square feet of ground-floor commercial space and 1530 square feet of second-story commercial space) and two third-story dwelling units without parking within an NC-2 (Small Scale Neighborhood Commercial) district.

(Continued from Cancelled Meeting of August 27, 1987)

5:57 - 6:08 P.M.

II.B.646 - 783

Speakers: 1. Jerry Klein - project sponsor's representative. 2. Rita Ibert - project sponsor. 3. Bill Kostura (con).

APPROVED WITH CONDITIONS, MOTION #11143

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND ROSENBLATT.

34. 87.400D

(Pearl)

33 - 37 MARS STREET, northeast side between Corbett Avenue and 17th Street, Lot 21 in Assessor's Block 2653 - Consideration of request for Discretionary Review of Building Permit Application No. 8701462 for alteration of a noncomplying garage structure (erected without benefit of permit) in an RH-2 (House, Two-Family) district.

6:08 - 6:10 P.M.

II.B.784 - 791

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND ROSENBLATT.

35. 87.400D

(Pearl)

33 - 37 MARS STREET, northeast side between Corbett Avenue and 17th Street, Lot 21 in Assessor's Block 2653 - Discretionary Review of Building Permit Application No. 8701462, as described above.

6:10 - 6:20 P.M.

II.B.792 - 893

Speakers: 1. Toby Jones - project sponsor. 2. Unidentified speaker. PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE TO BE CONSIDERED ON SEPTEMBER 10.

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND ROSENBLATT.

Adjournment

AT 6:20 P.M.

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DOCUMENTS DEPT.

SEP 22 1987

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OF THE
— SAN FRANCISCO
— CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 10, 1987
BOARD OF SUPERVISORS CHAMBERS, CITY HALL
1:30 P.M.

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B.479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, Nothenberg and Rosenblatt.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 1:45 P.M.

Staff in attendance included: Dean L. Macris - Director of Planning, George Williams - Assistant Director for Plans and Programs, Robert Passmore - Zoning Administrator, Scott Dowdee, Paul Deutsch, Lu Blazej and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

1. 87.545ETZ (Dowdee)
WESTERN ADDITION PROJECT AREAS A-1 AND A-2 AND SURROUNDING AREAS,
Area generally bounded by Bush, Van Ness, Hayes, Steiner, Golden Gate, and Baker Streets - Consideration of RESOLUTION OF INTENT TO INITIATE proposed amendments to the Zoning Map and text of the City Planning Code to generally lower heights throughout the Western Addition, to revise zoning use districts to more closely reflect the Redevelopment Agency's land use plan for these areas and to add Sections 730.1 through 730.95, establishing the Fillmore Center Neighborhood Commercial district.

I.A.004 - 034

No public testimony received.
APPROVED, RESOLUTION #11144
ABSENT: COMMISSIONER BIRRRER.

VOTE: 6-0

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

2. 86.85XCB (Badiner)
600 CALIFORNIA STREET, northwest corner of California and Kearny Streets, through to Sacramento Street, Lots 3 and 26 in Assessor's Block 241 - Review of Design Modifications as required under Motion No. 11073 for a building 242 feet in height (plus penthouse) along California Street with 19 stories above grade, and stepping down to a height of approximately 50 feet at Sacramento Street. The Project will contain approximately 318,030 square feet gross floor area of office space which is subject to the Office Development Annual Limit. In addition, the Project will contain approximately 9,165 square feet of retail space and 90,600 square feet of parking representing 232 parking spaces (50 long-term, 182 short-term) of which 37,232 square feet would count towards the project's total square footage of 355,262 applicable to the FAR. The Project is within a 250-S Height and Bulk District and within a C-3-0 (Downtown Office) District.
(Proposed for continuation to September 17, 1987)

CONTINUED TO OCTOBER 1, 1987
ABSENT: COMMISSIONER BIRRER.

VOTE: 6-0

3. 82.392EZTM (Lord)
VAN NESS AVENUE, Area generally bounded by Van Ness Avenue, McAllister and Bay streets, including Assessor's Blocks 475, 694, 695, and 762, and portions of Assessor's Blocks 474, 478, 479, 498, 499, 502, 503, 522, 523, 526, 527, 546, 547, 550, 551, 570, 571, 574, 575, 594, 595, 598, 599, 618, 619, 622, 623, 642, 643, 646, 647, 666, 667, 670, 671, 690, 691, 714, 715, 718, 719, 738, 739, 742, 743, 763, 766 and 767 - Consideration of PERMANENT ZONING CONTROLS including: 1) amendments to the Zoning Map to reclassify use districts therein from C-2 (Community Business) to RC-4 (Residential-Commercial, High Density) or RC-3 (Residential-Commercial Moderate Density), and reclassify Height and Bulk districts from 130-E and 105-D to 130-V or 80-D; 2) Amendments to the City Planning Code to establish the Van Ness Avenue Special Use district; and 3) Amendments to the text of the City Planning Code to impose restrictions on the use of property, demolition of residential buildings, alteration or demolition of certain architecturally significant buildings and the use of signs and to authorize the imposition of a building setback for specified property.
(Continued from Regular Meeting of June 25, 1987)
(Proposed for continuation to October 8, 1987)

CONTINUED TO OCTOBER 8, 1987
ABSENT: COMMISSIONER BIRRER.

VOTE: 6-0

E. CONSIDERATION OF FINDINGS & FINAL MOTION; PUBLIC HEARING CLOSED

4. 85.276EVC (Green)
1700 HAIGHT STREET, northwest corner at Cole Street, Lot 7 in Assessor's Block 1229 - Consideration of final language to APPROVE the authorization of Conditional Use to permit a modification of a previously approved project as set forth in City Planning Commission Motion No. 10447 authorizing construction of a three (3) story over basement mixed use building containing a total of 20 dwelling units, a total of 10,500 square feet of commercial area on two floors, and 38 parking spaces in the basement within the Haight Street Neighborhood Commercial District. The proposal is to modify the originally approved project by installing a single tenant (Thrifty's Jr. Drug Store) occupying approximately 5,275 square feet of the ground floor previously authorized for a minimum of 3 separate commercial spaces.
(Public Hearing Closed and Continued from Regular Meeting of September 3, 1987)

COTINUED TO SEPTEMBER 17, 1987
ABSENT: COMMISSIONER BIRRER.

VOTE: 6-0

5. 87.400D (Pearl)
33 - 37 MARS STREET, northeast side between Corbett Avenue and 17th Street, Lot 21 in Assessor's Block 2653 - Consideration of final language to APPROVE Building Permit Application No. 8701462 for alteration of a noncomplying garage structure (erected without benefit of permit) in an RH-2 (House, Two-Family) district.
(Public Hearing Closed and Continued from Regular Meeting of September 3, 1987)

PASSED MOTION TO ALLOW COMMISSIONERS HEMPHILL AND ROSENBLATT TO ABSTAIN BY VOTE OF 6-0, COMMISSIONER BIRRER ABSENT.

APPROVED WITH CONDITIONS, MOTION #11145
ABSTAINED: COMMISSIONERS HEMPHILL AND ROSENBLATT.
ABSENT: COMMISSIONER BIRRER.

VOTE: 4-0

F. REGULAR CALENDAR

6. 87.510C (Blazej)
59 HARRISON STREET, southwest corner at the Embarcadero, Lots 2A and 2 in Assessor's Block 3769 - Request for authorization of Conditional Use to AMEND Conditional Use Authorized under File No. 83.213EVC by Planning Commission Motion No. 10317 adopted May 30, 1985 to allow the conversion of 42,900 square feet of space designated for light industrial use to 24,950 square feet of office use and 17,950 square feet of other non-office use in a M-1 (Light Industrial) district and in an 84-X Height and Bulk District.
(Continued from Regular Meeting of September 3, 1987)

Item #87.510C cont.

CONTINUED TO SEPTEMBER 17, 1987

VOTE: 6-0

ABSENT: COMMISSIONER BIRRER.

7. 87.410E

(Deutsch)

RICHMOND/SUNSET INTERIM CONTROLS IN RH-1 (HOUSE, ONE-FAMILY), RH-1 (S) (HOUSE, ONE-FAMILY WITH MINOR SECOND UNIT) AND RH-2 (HOUSE, TWO-FAMILY) DISTRICTS, Area generally bounded by the Great Highway to the west, Lincoln Park and the Presidio to the north, Arguello Boulevard, Stanyan Street, Mr. Sutro, and Forest Hill/West Portal Districts(s) to the east, and Sloat Boulevard and Lakeshore districts(s) to the south - APPEAL OF PRELIMINARY NEGATIVE DECLARATION on Interim Zoning Controls for the RH-1 (House, One Family), RH-1(S) (House, One-Family with Minor Second Unit) and RH-2 (House, Two-Family) zones within the Richmond/Sunset districts, to lower height limits to 24 feet with exceptions through averaging the height of the adjacent buildings or by Conditional Use Authorization; to increase the rear yard requirement in RH-1 and RH-1(S) districts from 25% of the lot depth to 45% of the lot depth; to require one parking space per dwelling unit, or one parking space per 750 gross square feet, whichever results in the greater amount of parking, allowing tandem parking where more than one space is required; to reduce the number and width of garage doors; and to utilize published guidelines of the Department as standards for building design. Interim controls can be imposed for up to two years.

2:10 - 2:25 P.M.

I.A.112 - 378

Speakers: 1. Lois Miyashiro - Richmond Residents Council - appellant. 2. John Bardis - Inner Sunset Action Committee (pro - appeal).

DENIED APPEAL/SUSTAINED NEGATIVE DECLARATION, MOTION #11146

VOTE: 6-0

ABSENT: COMMISSIONER BIRRER.

8. 87.410ETZ

(Marsh)

RICHMOND/SUNSET INTERIM CONTROLS IN RH-1 (HOUSE, ONE-FAMILY), RH-1(S) (HOUSE, ONE-FAMILY WITH MINOR SECOND UNIT) AND RH-2 (HOUSE, TWO-FAMILY) DISTRICTS, Area generally bounded by the Great Highway to the west, Lincoln Park and the Presidio to the north, Arguello Boulevard, Stanyan Street, Mt. Sutro, and Forest Hill/West Portal district(s) to the east, and Sloat Boulevard and Lakeshore district(s) to the south and excluding certain P (Public Use) districts (including Golden Gate Park) and certain RH-1(D) (House, One-Family Detached) districts and other zoning classifications to the south, east and north - Consideration of INTERIM ZONING CONTROLS for the RH-1 (House, One-Family), RH-1(S) (House, One-Family with Minor Second Unit) and RH-2 (House, Two-Family) zones in the Richmond/Sunset districts by reclassifying Height and Bulk Districts from 40-X to 24-X or higher by averaging the height of the adjacent buildings or by Conditional Use Authorization up to the height limit otherwise applicable; and by changing the rear

Item #87.410ETZ cont.

yard requirement in RH-1 and RH-1(S) districts pursuant to Section 134 from 25% of the lot depth to 45% of the lot depth. Averaging of adjacent rear yards, per Section 134(c), would be permitted, but there would be no 12-foot extension into the rear yard as otherwise provided per Section 136(c)(25). The Interim Controls would require one parking space per dwelling unit of the Code required size, or one parking space per 750 gross square feet (not counting floor area of accessory parking), whichever results in the greater amount of parking, and would allow parking spaces in excess of the one parking space per dwelling unit requirement to be in tandem. The number and width of garage doors would be reduced from the current standard set forth in Section 144(b). Additionally, the interim controls for the Richmond/Sunset would utilize the Department's "1979 Residential Design Guidelines for New Buildings in Older Neighborhoods" as standards to measure each building or alteration against its context. The period for interim controls is eighteen months. Upon basis of public testimony, the City Planning Commission may adopt modifications to those interim controls set forth above.

(Continued from Regular Meeting of July 30, 1987)

2:25 - 8:35 P.M.

I.A.380 - III.B.680

THE COMMISSION TOOK RECESSES AT 3:45 - 4:05 P.M., 5:20 - 5:30 P.M. AND 6:55 - 7:15 P.M.

Speakers: 1. Alice Barkley - representative of Residential Builders Association, et al. 2. John Bardis. 3. Roger Boas (pro-demolition moratorium). 4. Mrs. McMillan/Mrs. Thompson (pro). 5. Dorothy McDougall - Parkside District Improvement Club (pro). 6. Helen Naish - Greater West Portal Neighborhood Assoc. (pro). 7. Susan Nutter - Fairmont Neighborhood Assoc. (pro-moratorium). 8. Victoria Dermeo (pro-moratorium). 9. Jack Dunn - Sunset Residents Assoc. (pro-moratorium). 10. Christine Morphopoulos (pro-moratorium). 11. Michael Nurre (pro). 12. Nancy Miyashiro (pro-moratorium). 13. Lois Miyashiro (pro-moratorium). 14. Geraldine Stewart (pro-moratorium). 15. Bob Clarke (pro-moratorium). 16. Andy Forrest - Residential Builders Assoc. (con). 17. Dick Wong - Asian American Architects & Engineers (con). 18. Charles Flannery (con). 19. Bok Pon - American Chinese Association (con). 20. Rose Tsai (con). 21. Ron Tom (con). 22. Rush Sturges (con). 23. Bruce Bauman (con). 24. Vivian Wong (con). 25. Frank Chan (con). 26. Julie Lee (con). 27. Jim Rhoads - Haight Ashbury Preservation Society (pro-moratorium). 28. Alice Barkley (con). 29. Pinky Kushner (pro). 30. Eva Hui (con). 31. Eric Moncur (con). 32. Maureen O'Rorke - Planning Association for the Richmond (pro). 33. Bette Hersch (pro-moratorium). 34. Jerry Klein (con). 35. Jonathan Bulkley (pro). 36. Robert Chang - United Asian Contractors Assoc. 37. Thomas Bourbonnais (con). 38. John Wilkinson (con). 39. Jake McGoldrick (pro-moratorium). 40. Mary Anne Miller. 41. Deborah MacLeod (pro). 42. Joel Ventresca - Coalition of San Francisco Neighborhoods. 43. Vivian Goodwin (con). 44. David Brigode (pro). 45. Hugh Jessup (pro moratorium).

Item #87.410ETZ cont.

46. Coleen Flannery (con). 47. Hiroshi Fukuda (pro). 48. Aaron Braun (pro moratorium). 49. Paul Sid (con). 50. Ivan Wong (con).

COMMISSIONER KARASICK QUESTIONED WORKABILITY OF 24 FOOT HEIGHT LIMIT IN RH-2 ZONES, AND EXPRESSED CONCERNS ABOUT REAR YARD RESTRICTIONS ON 100-FOOT DEEP LOTS. HE SUPPORTED MORE REQUIRED PARKING, AND STRESSED IMPORTANCE OF MAILED NOTICE AND ENFORCEMENT.

COMMISSIONER NAKASHIMA PROPOSED AMENDMENT TO REAR YARD PROVISION, WHICH WOULD ALLOW 8' EXTENSION INTO THE REQUIRED REAR YARD IN RH-2 ZONED LOTS, ONLY IF SUCH EXTENSION WERE NEEDED TO MEET THE PARKING REQUIREMENTS. HE SUGGESTED THAT THE DEPARTMENT INVESTIGATE REZONING SOME RH-2 BLOCKS TO RH-1 ZONING.

COMMISSIONER BIERMAN SUPPORTED PROPOSED CONTROLS AS GOOD FIRST STEP. SHE ENCOURAGED CITIZEN INPUT IN THE DESIGN REVIEW PROCESS. SHE COMMENTED ON AN ENFORCEMENT FEE. SHE COMMENDED TO THE STAFF FOR REVIEW SPECIFIC COMMENTS ON DESIGN REVIEW BY THE ASIAN AMERICAN ARCHITECTS & ENGINEERS AND MARY ANNE MILLER.

COMMISSIONER HEMPHILL EXPRESSED CONCERNS ABOUT DEMOLITION MORATORIUM.

COMMISSIONER ALLEN CALLED FOR STRICTER ENFORCEMENT-HIGHER PENALTIES AND MORE EXTREME PUNISHMENT. HE EXPRESSED CONCERN THAT THE PROPOSED CONTROLS WERE TOO EXTREME AND PENALIZED RH-1 PROPERTY OWNERS WITH RESTRICTIONS ON REAR YARD AND PARKING REQUIREMENTS. HE SUPPORTED DESIGN REVIEW AND THE DEPARTMENT'S PROPOSED PROVISIONS ON DEMOLITIONS.

THE COMMISSION FURTHER DISCUSSED THE PROPOSED PROVISIONS ON PARKING AND ENFORCEMENT, COORDINATION AND STRENGTHENING THE ENFORCEMENT PROCESS, ESTABLISHING SEPTEMBER 10 AS THE EFFECTIVE DATE OF THE INTERIM CONTROLS, THE TREATMENT OF EXISTING BUILDINGS TALLER THAN 24 FEET IN HEIGHT, AND THE DEFINITION OF ALTERATIONS. THE COMMISSION ASKED THE STAFF TO STUDY OTHER RH-1, RH-1(S) AND RH-2 DISTRICTS IN THE CITY FOR POSSIBLE INTERIM CONTROLS.

PASSED MOTION OF INTENT TO APPROVE INTERIM CONTROLS WITH AMENDMENTS REGARDING EXTENSION INTO THE REAR YARD IN RH-2 DISTRICTS AND NEIGHBORHOOD GROUP APPEAL OF APPLICATION FOR COMMISSION HEARING.

VOTE: 5-1

VOTING NO: COMMISSIONER ALLEN.

ABSENT: COMMISSIONER BIRRR.

Adjournment AT 8:35 P.M.

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S U M M A R Y

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SEP 20 1987

SAN FRANCISCO
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OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 17, 1987
ROOM 282, CITY HALL
1:00 P.M.

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B.479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, Rosenblatt and Wright.

1:00 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 1:15 P.M.

Staff in attendance included: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Paul Lord, Gerald Green, Lu Blazej and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

1. 87.586TZE (Lord)
VAN NESS AVENUE, Area generally bounded by Van Ness Avenue, McAllister and Bay Streets - Consideration of RESOLUTION OF INTENT TO INITIATE amendments to PERMANENT ZONING CONTROLS for the Van Ness Avenue area. The proposed amendments include: 1) amendments to the Zoning Map to reclassify property located in portions of Assessor's Blocks 523, 550, 667, 691, 719, 738, 742 and 743 from C-2 (Community Business) to RC-4 (Residential-Commercial Combined, High Density) or RC-3 (Residential Commercial Combined, Medium Denisty) and Van Ness Special Use District; and 2) amendments to the Text of the City Planning Code to amend the off-street parking requirements for residential projects in the Van Ness Special Use district; and to amend the Van Ness Special Use district controls to include specific language on floor area ratio controls, limitations on non-residential uses parking and reduction of ground level wind currents.

1:25 - 1:30 P.M.
No public testimony received.
APPROVED, RESOLUTION #11147

I.A.161 - 268

VOTE: 7-0

B. COMMISSIONERS' QUESTIONS & MATTERSC. PUBLIC COMMENTD. ITEMS TO BE CONTINUED

2. 87.325C (McDonald)
897 CALIFORNIA STREET, southeast corner at Powell Street, Lot 16 in Assessor's Block 256 - Request for authorization of Conditional Use to permit CONSTRUCTION OF A 16-UNIT RESIDENTIAL STRUCTURE EXCEEDING A HEIGHT OF 40 FEET in an RM-4 (Mixed Residential, High Density) district and the Nob Hill Special Use District with a height and bulk designation of 65-A.
(Continued from Regular Meeting of August 13, 1987)
(Proposed for continuation to October 1, 1987)

CONTINUED TO OCTOBER 1, 1987

VOTE: 7-0

3. 87.193D (Nixon)
766 - 41ST AVENUE, east side between Balboa and Cabrillo Streets, Lot 11 in Assessor's Block 1604 - Consideration of request for Discretionary Review of Building Permit Application No. 8702999 for construction of a three-story, two-dwelling unit structure after demolition of the existing structure in an RH-2 district.
(Continued from Regular Meeting of August 20, 1987)
(Proposed for continuation to October 1, 1987)

CONTINUED TO OCTOBER 22, 1987

VOTE: 7-0

4. 87.193D (Nixon)
766 - 41ST AVENUE, east side between Balboa and Cabrillo Streets, Lot 11 in Assessor's Block 1604 - Discretionary Review of Building Permit Application No. 8702999, as described above.
(Continued from Regular Meeting of August 20, 1987)
(Proposed for continuation to October 1, 1987)

CONTINUED TO OCTOBER 22, 1987

VOTE: 7-0

E. CONSIDERATION OF FINDINGS & FINAL MOTION/RESOLUTION; PUBLIC HEARING CLOSED

5. 85.276EVC (Green)
1700 HAIGHT STREET, northwest corner at Cole Street, Lot 7 in Assessor's Block 1229 - Consideration of final language to APPROVE the authorization of Conditional Use to permit a modification of a previously approved project as set forth in City Planning Commission Motion No. 10447 authorizing construction of a three (3) story over basement mixed use building containing a total of 20 dwelling units, a total of 10,500 square feet of commercial area on two floors, and 38 parking spaces in the basement within the Haight Street Neighborhood Commercial District. The proposal is to modify the originally approved project by installing a single tenant (Thrifty's

Item #85.276EVC cont.

Jr. Drug Store) occupying approximately 5,275 square feet of the ground floor previously authorized for a minimum of 3 separate commercial spaces.

(Public Hearing Closed and Continued from Regular Meeting of September 10, 1987)

1:30 - 1:45 P.M.

I.A.292 - 474

Speaker: Maria Pracher - attorney for Thrifty Corporation.

APPROVED WITH AMENDED CONDITIONS (regarding hours of operation),
MOTION #11148

VOTE: 6-1

VOTING NO: COMMISSIONER BIERMAN

6. 87.410ETZ

(Marsh)

RICHMOND/SUNSET INTERIM CONTROLS IN RH-1 (HOUSE, ONE-FAMILY), RH-1(S)

(HOUSE, ONE-FAMILY WITH MINOR SECOND UNIT) AND RH-2 (HOUSE, TWO-

FAMILY) DISTRICTS, Area generally bounded by the Great Highway to

the west, Lincoln Park and the Presidio to the north, Arguello

Boulevard, Stanyan Street, Mt. Sutro, and Forest Hill/West Portal

district(s) to the east, and Sloat Boulevard and Lakeshore district(s)

to the south and excluding certain P (Public Use) districts

(including Golden Gate Park) and certain RH-1(D) (House, One-Family

Detached) districts and other zoning classifications to the south,

east and north - Consideration of final language to APPROVE INTERIM

ZONING CONTROLS for the RH-1 (House, One-Family), RH-1(S) (House,

One-Family with Minor Second Unit) and RH-2 (House, Two-Family) zones

in the Richmond/Sunset districts by reclassifying Height and Bulk

Districts from 40-X to 24-X or higher by averaging the height of the

adjacent buildings or by Conditional Use Authorization up to the

height limit otherwise applicable; and by changing the rear yard

requirement in RH-1 and RH-1(S) districts pursuant to Section 134

from 25% of the lot depth to 45% of the lot depth. Averaging of

adjacent rear yards, per Section 134(c), would be permitted, but

there would be no 12-foot extension into the rear yard as otherwise

provided per Section 136(c)(25). The Interim Controls would require

one parking space per dwelling unit of the Code required size, or one

parking space per 750 gross square feet (not counting floor area of

accessory parking), whichever results in the greater amount of

parking, and would allow parking spaces in excess of the one parking

space per dwelling unit requirement to be in tandem. The number and

width of garage doors would be reduced from the current standard set

forth in Section 144(b). Additionally, the interim controls for the

Richmond/Sunset would utilize the Department's "1979 Residential

Design Guidelines for New Buildings in Older Neighborhoods" as

standards to measure each building or alteration against its

context. The period for interim controls is eighteen months. Upon

basis of public testimony, the City Planning Commission, at its

hearing of September 10, 1987, adopted modifications to those interim

controls set forth above.

(Public Hearing Closed and Continued from Regular Meeting of

September 10, 1987)

Item #87.410ETZ cont.

2:25 - 2:45 P.M.

I.B.138 - 414

PASSED MOTION TO ALLOW COMMISSIONER WRIGHT TO ABSTAIN BY VOTE OF 7-0
APPROVED WITH AMENDMENTS (deleting garage door widths limit, amending
use of Design Guidelines as guidelines, amending RH-1 rear yard
requirements to 33% of lot depth for lots of 100 feet or less in
depth), RESOLUTION #11150

VOTE: 5-1

VOTING NO: COMMISSIONER ALLEN

ABSTAINED: COMMISSIONER WRIGHT

F. REGULAR CALENDAR

7. 87.339D

534 - 34TH AVENUE, east side between Geary Boulevard and Anza Street,
Lot 37 in Assessor's Block 1511 - Discretionary Review of Building
Permit Application No. 8706668 for construction of a four-story,
two-unit structure after demolition of the existing structure in an
RH-2 (House, Two Family) district.

(Continued from Regular Meeting of September 3, 1987)

CONTINUED TO OCTOBER 1, 1987

VOTE: 7-0

8. 87.276D

(Nixon)

2924 CABRILLO STREET, north side between 30th and 31st Avenues, Lot
11D in Assessor's Block 1614 - Consideration of request for
Discretionary Review of Building Permit Application No. 8704261 for
an alteration resulting in the addition of one dwelling unit and one
floor to the existing two-story, single-family structure in an RH-2
district.

(Continued from Regular Meeting of August 20, 1987)

APPLICATION WITHDRAWN. NO ACTION REQUIRED.

9. 87.276D

(Nixon)

2924 CABRILLO STREET, north side between 30th and 31st Avenues, Lot
11D in Assessor's Block 1614 - Discretionary Review of Building
Permit Application No. 8704261, as described above.

(Continued from Regular Meeting of August 20, 1987)

APPLICATION WITHDRAWN. NO ACTION REQUIRED.

10. 86.660D

(Nixon)

175 - 29TH AVENUE, west side between Lake Street and McLaren Avenue,
Lot 4 in Assessor's Block 1329 - Consideration of request for
Discretionary Review of Building Permit Application No. 8609301 for a
three-story addition at the rear of a single family structure in an
RH-1(D) (House, Single-Family, Detached) district.

(Continued from Regular Meeting of September 3, 1987)

CONTINUED TO OCTOBER 1, 1987

VOTE: 7-0

11. 86.660D (Nixon)
175 - 29TH AVENUE, west side between Lake Street and McLaren Avenue,
Lot 4 in Assessor's Block 1329 - Discretionary Review of Building
Permit Application No. 8609301, as described above.
(Continued from Regular Meeting of September 3, 1987)

CONTINUED TO OCTOBER 1, 1987

VOTE: 7-0

12. 87.386D (Nixon)
544 - 2ND AVENUE, east side between Anza and Balboa Streets, Lot 38
in Assessor's Block 1544 - Consideration of request for Discretionary
Review of Building Permit Application No. 8706021 for an alteration
resulting in the addition of one dwelling unit after major alteration
to the existing three-story, single family structure in an RH-2
(House, Two Family) district.
(Continued from Regular Meeting of September 3, 1987)

CONTINUED TO OCTOBER 1, 1987

VOTE: 7-0

13. 87.386D (Nixon)
544 - 2ND AVENUE, east side between Anza and Balboa Streets, Lot 38
in Assessor's Block 1544 - Discretionary Review of Building Permit
Application No. 8706021, as described above.
(Continued from Regular Meeting of September 3, 1987)

CONTINUED TO OCTOBER 1, 1987

VOTE: 7-0

14. 86.299EC (McDonald)
845 MEADE AVENUE, south of Jennings Street, Lot 83 in Assessor's
Block 4991 - Request for authorization of Conditional Use to permit a
PLANNED UNIT DEVELOPMENT OF 46 DWELLING UNITS on a lot having an area
of 148,000 square feet and proposing exceptions from Planning Code
requirements for lot area and rear yard depth in an RH-2 (House,
Two-Family) district with a 40-X height and bulk designation.
(Continued from Regular Meeting of August 6, 1987)

CONTINUED TO OCTOBER 15, 1987

VOTE: 7-0

15. 87.430C (Nishimura)
1465 & 1469 VAN DYKE STREET, between Keith Street and Jennings
Street, Lot 13 in Assessor's Block 4829 - Request for authorization
of Conditional Use to extend the termination date for an additional
five (5) years of a non-conforming drayage use in a RH-1 (House, One
Family) district.
(Continued from Regular Meeting of August 20, 1987)

1:45 - 1:48 P.M.

I.A.484 - 544

Speaker: James McClendon (con).

CONTINUED TO OCTOBER 1, 1987

VOTE: 7-0

16. 87.306Q (Skiffer)
2774 UNION STREET, north side between Baker and Broderick Streets,
Lot 14 in Assessor's Block 947 - Request for an Exception from the
low and moderate income provisions of the Subdivision Code for a
previously approved four-unit residential condominium conversion
subdivision.
(Continued from Regular Meeting of September 3, 1987)

CONTINUED TO OCTOBER 1, 1987

VOTE: 7-0

17. 87.110EZ (Hood)
1800-1874 GREEN STREET, north side between Octavia and Laguna
Streets, Lots 5 through 16 in Assessor's Block 543 - Request to
reclassify property from an RH-2 (House, Two-Family) District to an
RH-3 (House, Three-Family) District.
(Continued from Regular Meeting of September 3, 1987)

CONTINUED TO OCTOBER 1, 1987

VOTE: 7-0

3:00 P.M.

18. 86.593TE (Pearl)
Consideration of text amendments to the City Planning Code which add
Section 177 thereto to require owners maintaining illegal dwelling
units and other commercial space to pay relocation costs and damages to
tenants displaced from such space and amendments to Article 37 of
the San Francisco Administrative Code (Residential Rent Stabilization
and Arbitration Ordinance) which amend Section 37.9 thereof to permit
landlords to recover possession of rental units where occupancy is
not permitted by permits of record and to require owners to pay
relocation costs and damages to tenants displaced from such units.
(Board of Supervisors File 115-86-36.1)
(Continued from Regular Meeting of August 6, 1987)

CONTINUED TO OCTOBER 22, 1987

VOTE: 7-0

19. 87.494C (Green)
4101 - 24TH STREET, southwest corner of Castro and 24th Streets, Lot
1 in Assessor's Block 6506 - Request for authorization of Conditional
Use to permit installation of seating to convert an existing Take-Out
Retail Ice Cream Store to a SMALL FAST FOOD ICE CREAM SHOP within the
24th Street-Noe Valley Neighborhood Commercial District. The proposal
is to remodel the existing retail ice cream store by increasing floor
area devoted to customer service and adding seating for up to 20
persons in approximately 900 square feet of floor area.

1:48 - 1:50 P.M.

I.A.545 - 563

No public testimony received.

PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE ON OCTOBER 1, 1987

VOTE: 7-0

20. 87.71EC (Green)
1927-31 HAYES STREET, south side between Ashbury and Clayton Streets, Lot 36 in Assessor's Block 1210 - Request for authorization of Conditional Use to permit construction of a three (3) story mixed use building on a LOT OVER 5,000 SQUARE FEET within an NC-1 (Neighborhood Commercial Cluster) District. The proposal is to demolish the existing one (1) story building containing ground floor commercial area and one (1) lawful dwelling unit to construct a three (3) story building containing approximately 925 square feet of ground floor commercial space, seven (7) ground level off-street parking spaces, and a total of seven (7) dwelling units on two floors above on a lot approximately 5,760 square feet in size.

CONTINUED TO OCTOBER 1, 1987

VOTE: 7-0

21. 85.288REZ (Marsh)
FELTON AND BOWDOIN STREETS, southwest corner, Lot 2 in Assessor's Block 5973 - Review for consistency with the Master Plan of the sale of surplus City property in a P (Public Use) district.
(Continued from Regular Meeting of September 3, 1987)

CONTINUED TO OCTOBER 1, 1987

VOTE: 7-0

22. 85.288REZ (Marsh)
UNIVERSITY MOUND RESERVOIR, southwest corner of Felton and Bowdoin Streets, a portion of Lot 2 in Assessor's Block 5973 - Request to RECLASSIFY a 96,000 square-foot vacant City owned site from a P (Public Use) District to an RH-1 (House, One Family) District. The sale of Water Department surplus land would permit 38 units as of right and could permit the development of the site with a maximum of 63 units with Conditional Use authorization (as a Planned Unit Development).
(Continued from Regular Meeting of September 3, 1987)

CONTINUED TO OCTOBER 1, 1987

VOTE: 7-0

Adjournment AT 2:45 P.M.

ADDENDUM

S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 17, 1987
ROOM 282, CITY HALL

1:00 P.M.

- 17a. 87.510E (Bauman)
1-59 HARRISON STREET, southwest corner at the Embarcadero, Lots 1, 2 and 2A in Assessor's Block 3769 - Appeal of Preliminary Negative Declaration on the conversion of previously designated light industrial space to 24, 950 sq. ft. of office and 5,840 sq. ft. of retail use.

APPEAL WITHDRAWN. NO ACTION REQUIRED.

- 17b. 87.510C (Blazej)
59 HARRISON STREET, southwest corner at the Embarcadero, Lots 2A and 2 in Assessor's Block 3769 - Request for authorization of Conditional Use to AMEND Conditional Use Authorized under File No. 83.213EVC by Planning Commission Motion No. 10317 adopted May 30, 1985 to allow the conversion of 42,900 square feet of space designated for light industrial use to 24,950 square feet of office use and 17,950 square feet of other non-office use in a M-1 (Light Industrial) district and in an 84-X Height and Bulk District.
(Continued from Regular Meeting of September 10, 1987)

1:50 - 2:25 P.M.

I.A.578 - I.B.129

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speakers: 1. Sue Diamond - project sponsor's representative. 2. Dave DiMattei - representative of Banana Republic, tenant of 59 Harrison. 3. Georgia Brittan - San Franciscans for Reasonable Growth (con). 4. Jan Westerly - project sponsor's realtor.

APPROVED WITH CONDITIONS, MOTION #11149

VOTE: 7-0

ADDENDUM

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 17, 1987
ROOM 282, CITY HALL

NOTE: Items 18 - 22, which were scheduled to be heard at 3:00 p.m., will be considered at 1:00 p.m. These items and other items on the 1:00 p.m. calendar will be proposed for continuation to October 1st, due to the difficulties of getting to and from City Hall posed by the visit by the Pope. Please note that Items #1 (Case No. 87.586TZE), #5 (Case No. 85.276EVC), #6 (Case No. 87.410ETZ), #17a (Case No. 87.510E) and #17b (Case No. 87.510C) will be considered for action at this meeting.

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10/1/87

S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
OCTOBER 1, 1987
ROOM 282, CITY HALL
1:30 P.M.

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NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B.479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Allen, Hemphill, Karasick, and Wright.

ABSENT: COMMISSIONERS BIERMAN, NAKASHIMA AND ROSENBLATT.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY COMMISSIONER ALLEN, PRESIDENT PRO TEM, AT 2:20 P.M.

Staff in attendance included: Milton Edelin - Deputy Director of Planning, Robert Passmore - Zoning Administrator, Martha Kessler, Scott Dowdee, Susana Montana, Gerald Green, Glenda Skiffer, David Hood, Jim Miller, Vincent Marsh, Barbara Sahm, Jim Nixon and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

1. (Kessler)
Resolution authorizing the Director of Planning to indefinitely loan a wooden model of San Francisco to the University of California-Berkeley Simulation Laboratory.

2:20 - 2:25 P.M.

No public testimony received.

APPROVED, RESOLUTION #11151

ABSENT: COMMISSIONERS BIERMAN, NAKASHIMA AND ROSENBLATT.

I.A.018 - 071

VOTE: 4-0

B. COMMISSIONERS' QUESTIONS & MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

2. 86.85XCB (Badiner)
600 CALIFORNIA STREET, northwest corner of California and Kearny Streets, through to Sacramento Street, Lots 3 and 26 in Assessor's Block 241 - Informational presentation on Design Modifications as required under Motion No. 11073 for a building 242 feet in height (plus penthouse) along California Street with 19 stories above grade, and stepping down to a height of approximately 50 feet at Sacramento Street. The Project will contain approximately 318,030 square feet gross floor area of office space which is subject to the Office Development Annual Limit. In addition, the Project will contain approximately 9,165 square feet of retail space and 90,600 square feet of parking representing 232 parking spaces (50 long-term, 182 short-term) of which 37,232 square feet would count towards the project's total square footage of 355,262 applicable to the FAR. The Project is within a 250-S Height and Bulk District and within a C-3-0 (Downtown Office) District.
(Continued from Regular Meeting of September 10, 1987)
(Proposed for continuation to October 15, 1987)

CONTINUED TO SEPTEMBER 15, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS BIERMAN, NAKASHIMA AND ROSENBLATT.

3. 87.418D (Nixon)
240 - 4TH AVENUE, east side between Cornwall and Clement Streets, Lot 40 in Assessor's Block 1430 - Consideration of request for Discretionary Review of Building Permit Application No. 8707497 for construction of a four-story, three dwelling unit structure after demolition of the existing two-story, two-family structure in an RM-1 (Residential, Mixed, Low-Density) district.
(Proposed for continuation to October 15, 1987)

CONTINUED TO OCTOBER 22, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS BIERMAN, NAKASHIMA AND ROSENBLATT.

4. 87.418D (Nixon)
240 - 4TH AVENUE, east side between Cornwall and Clement Streets, Lot 40 in Assessor's Block 1430 - Discretionary Review of Building Permit Application No. 8707497, as described above.
(Proposed for continuation to October 15, 1987)

CONTINUED TO OCTOBER 22, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS BIERMAN, NAKASHIMA AND ROSENBLATT.

5. 87.320CE (Marsh)
357 VICENTE STREET, southeast corner at 15th Avenue, Lot 17 in Assessor's Block 2482 - Request for authorization of Conditional Use to permit CHRISTIAN GOSPEL CHURCH in the living room of an existing house for up to 50 congregation members in an RH-1 (House, One Family) District.
(Proposed for continuation to October 15, 1987)

Item #87.320CE cont.

CONTINUED TO OCTOBER 15, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS BIERMAN, NAKASHIMA AND ROSENBLATT.

6. 86.628CC (Marsh)
1400 PINE STREET, northwest corner at Larkin Street, Lot 4 in Assessor's Block 645 - Request for authorization of Conditional Use for a TEMPORARY PARKING LOT for construction workers and employees of Saint Francis Hospital within the Polk Street Neighborhood Commercial District (NCD).
(Proposed for continuation to October 15, 1987)

CONTINUED TO OCTOBER 15, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS BIERMAN, NAKASHIMA AND ROSENBLATT.

7. 87.430C (Nishimura)
1465 & 1469 VAN DYKE STREET, between Keith Street and Jennings Street, Lot 13 in Assessor's Block 4829 - Request for authorization of Conditional Use to extend the termination date for an additional five (5) years of a non-conforming drayage use in a RH-1 (House, One Family) district.
(Continued from Regular Meeting of September 17, 1987)
(Proposed for continuation to October 15, 1987)

CONTINUED TO OCTOBER 15, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS BIERMAN, NAKASHIMA AND ROSENBLATT.

8. 87.339D (Nixon)
534 - 34TH AVENUE, east side between Geary Boulevard and Anza Street, Lot 37 in Assessor's Block 1511 - Discretionary Review of Building Permit Application No. 8706668 for construction of a four-story, two-unit structure after demolition of the existing structure in an RH-2 (House, Two Family) district.
(Continued from Regular Meeting of September 17, 1987)
(Proposed for continuation to October 15, 1987)

CONTINUED TO OCTOBER 15, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS BIERMAN, NAKASHIMA AND ROSENBLATT.

9. 87.238R (Marsh)
DIANA STREET, between Thornton and Williams Avenues - Review for consistency with the Master Plan of a partial street vacation of 40 feet of an unimproved portion of Diana Street for a length of 450 feet.
(Continued from Regular Meeting of September 3, 1987)
(Proposed for continuation to October 22, 1987)

CONTINUED TO OCTOBER 22, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS BIERMAN, NAKASHIMA AND ROSENBLATT.

10. 87.325C (McDonald)
897 CALIFORNIA STREET, southeast corner at Powell Street, Lot 16 in Assessor's Block 256 - Request for authorization of Conditional Use to permit CONSTRUCTION OF A 16-UNIT RESIDENTIAL STRUCTURE EXCEEDING A HEIGHT OF 40 FEET in an RM-4 (Mixed Residential, High Density) district and the Nob Hill Special Use District with a height and bulk designation of 65-A.
(Continued from Regular Meeting of September 17, 1987)
(Proposed for continuation to October 22, 1987)
- CONTINUED TO OCTOBER 22, 1987 VOTE: 4-0
ABSENT: COMMISSIONERS BIERMAN, NAKASHIMA AND ROSENBLATT.
11. 87.210D (Nixon)
543 - 45TH AVENUE, west side between Geary Boulevard and Anza Street, Lot 6 in Assessor's Block 1499 - Consideration of request for Discretionary Review of Building Permit Application No. 8706402 for enlargement (by alteration) of a single family structure in a RH-1 (House, One-Family) district.
(Proposed for continuation to October 22, 1987)
- CONTINUED TO OCTOBER 22, 1987 VOTE: 4-0
ABSENT: COMMISSIONERS BIERMAN, NAKASHIMA AND ROSENBLATT.
12. 87.210D (Nixon)
543 - 45TH AVENUE, west side between Geary Boulevard and Anza Street, Lot 6 in Assessor's Block 1499 - Discretionary Review of Building Permit Application No. 8706402, as described above.
(Proposed for continuation to October 22, 1987)
- CONTINUED TO OCTOBER 22, 1987 VOTE: 4-0
ABSENT: COMMISSIONERS BIERMAN, NAKASHIMA AND ROSENBLATT.
13. 87.270CEC (Marsh)
649 PORTOLA DRIVE, southeast corner between Teresita and O'Shaughnessy Boulevards; Lots 26, 27 and 28 in Assessor's Block 2901-A - Request for authorization of Conditional Use to permit operation between the hours of 11 p.m. and 2 a.m. within an NC-1 (Neighborhood Commercial Cluster) District. The proposal is to allow the operation of a 7-Eleven convenience store with approximately 3,000 square feet of floor area.
(Proposed for continuation to October 22, 1987)
- CONTINUED TO OCTOBER 22, 1987 VOTE: 4-0
ABSENT: COMMISSIONERS BIERMAN, NAKASHIMA AND ROSENBLATT.
14. 87.114EC (Hood)
3624 SACRAMENTO STREET, north side between Locust and Spruce Streets, Lot 7 in Assessor's Block 1011 - Request for authorization of Conditional Use to convert one second-story and one third-story

#87.114EC cont.

dwelling unit to commercial usage in the Sacramento Street Neighborhood Commercial District.
(Proposed for continuation to October 29, 1987)

CONTINUED TO OCTOBER 29, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS BIERMAN, NAKASHIMA AND ROSENBLATT.

15. 87.380C

(Marsh)

1836 DIVISADERO STREET, east side between Pine and California Streets, Lot 18 in Assessor's Block 1050 - Request for authorization of Conditional Use to permit demolition of dwelling units in a two-story building located in an NC-2 (Small - Scale Neighborhood Commercial) District and to permit a NEW BUILDING containing five residential units, five off-street parking spaces and approximately 1,000 square feet of ground floor commercial space.
(Proposed for continuation to November 5, 1987)

CONTINUED TO NOVEMBER 5, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS BIERMAN, NAKASHIMA AND ROSENBLATT.

16. 86.660D

(Nixon)

175 - 29TH AVENUE, west side between Lake Street and McLaren Avenue, Lot 4 in Assessor's Block 1329 - Consideration of request for Discretionary Review of Building Permit Application No. 8609301 for a three-story addition at the rear of a single family structure in an RH-1(D) (House, Single-Family, Detached) district.
(Continued from Regular Meeting of September 17, 1987)
(Proposed for continuation to November 19, 1987)

CONTINUED TO NOVEMBER 19, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS BIERMAN, NAKASHIMA AND ROSENBLATT.

17. 86.660D

(Nixon)

175 - 29TH AVENUE, west side between Lake Street and McLaren Avenue, Lot 4 in Assessor's Block 1329 - Discretionary Review of Building permit Application No. 8609301, as described above.
(Continued from Regular Meeting of September 17, 1987)
(Proposed for continuation to November 19, 1987)

CONTINUED TO NOVEMBER 19, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS BIERMAN, NAKASHIMA AND ROSENBLATT.

E. CONSIDERATION OF FINDINGS & FINAL MOTION; PUBLIC HEARING CLOSED

18. 87.494C

(Green)

4101 - 24TH STREET, southwest corner of Castro and 24th Streets, Lot 1 in Assessor's Block 6506 - Consideration of final language to APPROVE the authorization of Conditional Use to permit installation of seating to convert an existing Take-Out Retail Ice Cream Store to a SMALL FAST FOOD ICE CREAM SHOP within the 24th Street-Noe

Item #87.494C cont.

Valley Neighborhood Commercial District. The proposal is to remodel the existing retail ice cream store by increasing floor area devoted to customer service and adding seating for up to 20 persons in approximately 900 square feet of floor area.

(Public Hearing Closed and Continued from Regular Meeting of September 17, 1987)

APPROVED WITH CONDITIONS, MOTION #11152

VOTE: 4-0

ABSENT: COMMISSIONERS BIERMAN, NAKASHIMA AND ROSENBLATT.

F. REGULAR CALENDAR

19. 87.545ETZ (Dowdee)

WESTERN ADDITION PROJECT AREAS A-1 AND A-2 AND SURROUNDING AREA,
Area generally bounded by Bush Street, Van Ness Avenue, Turk Street, and Broderick Street - Consideration of proposed amendments to the Zoning Map of the City and County of San Francisco to lower heights in portions of the Western Addition. Certain properties in the 240-E, 240-F, 130-B, 130-E, 80-A, and 65-A height and bulk districts would be reclassified to either 160-F, 130-E, 105-E, 80-A, 80-B, 65-A, 50-X or 40-X districts.

2:30 - 2:42 P.M.

I.A.235 - 460

Speaker: Tom Conrad, S.F. Redevelopment Agency.

APPROVED, RESOLUTION #11153

VOTE: 4-0

ABSENT: COMMISSIONERS BIERMAN, NAKASHIMA AND ROSENBLATT.

20. 87.241ER (Dowdee)

WESTERN ADDITION PROJECT AREA A-2 REDEVELOPMENT PLAN AMENDMENTS,
Review for conformity with the Master Plan of proposed amendments to the Redevelopment Plan for the Western Addition Redevelopment Project Area A-2, which amendments would more closely reflect the City Planning Code's height, bulk, and parking requirements; permit hotel development in the Residential High Density (RH) (on one block only); and Commercial, General Intermediate Density (CI) land use districts; permit public facilities; change the land use designation of two parcels; and add sections on hotel and apartment conversions.

CONTINUED TO OCTOBER 22, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS BIERMAN, NAKASHIMA AND ROSENBLATT.

21. 87.429EZ (Montana)

SOUTH OF MARKET AREA, area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and First Street - Consideration of AMENDMENTS TO THE SOUTH OF MARKET INTERIM ZONING CONTROLS to remove three properties (Assessor's Block 3760, Lot 114 and Assessor's Block 3764, Lots 14 and 69) from a P (Public Use) district and place them in a SLI (Service/Light Industrial) district.

Item #87.429EZ cont.

2:43 - 2:45 P.M.

I.A.461 - 475

No public testimony received.

APPROVED, RESOLUTION #11154

VOTE: 4-0

ABSENT: COMMISSIONERS BIERMAN, NAKASHIMA AND ROSENBLATT.

22. 87.71EC

(Green)

1927-31 HAYES STREET, south side between Ashbury and Clayton Streets, Lot 36 in Assessor's Block 1210 - Request for authorization of Conditional Use to permit construction of a three (3) story mixed use building on a LOT OVER 5,000 SQUARE FEET within an NC-1 (Neighborhood Commercial Cluster) District. The proposal is to demolish the existing one (1) story building containing ground floor commercial area and one (1) lawful dwelling unit to construct a three (3) story building containing approximately 925 square feet of ground floor commercial space, seven (7) ground level off-street parking spaces, and a total of seven (7) dwelling units on two floors above on a lot approximately 5,760 square feet in size.

(Continued from Regular Meeting of September 17, 1987)

2:45 - 3:25 P.M.

I.A.476 - I.B.029

Speakers: 1. Bruce Baumann - project sponsor's representative. 2. Karen Rolfe (con). 3. Doug Comstock (con). 4. Gregory Rocca - project sponsor. 5. Omar Salay - project sponsor.

PASSED MOTION OF INTENT TO APPROVE WITH MODIFICATIONS (REMOVAL OF PARAPET, REDUCED HEIGHT, FINISHED SIDE WALLS), FINAL LANGUAGE TO BE CONSIDERED ON OCTOBER 15, 1987.

VOTE: 4-0

ABSENT: COMMISSIONERS BIERMAN, NAKASHIMA AND ROSENBLATT.

23. 87.306Q

(Skiffer)

2774 UNION STREET, north side between Baker and Broderick Streets, Lot 14 in Assessor's Block 947 - Request for an Exception from the low and moderate income provisions of the Subdivision Code for a previously approved four-unit residential condominium conversion subdivision.

(Continued from Regular Meeting of September 17, 1987)

CONTINUED TO OCTOBER 15, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS BIERMAN, NAKASHIMA AND ROSENBLATT.

24. 87.110EZ

(Hood)

1800-1874 GREEN STREET, north side between Octavia and Laguna Streets, Lots 5 through 16 in Assessor's Block 543 - Request to reclassify property from an RH-2 (House, Two-Family) District to an RH-3 (House, Three-Family) District.

(Continued from Regular Meeting of September 17, 1987)

Item #87.110EZ cont.

3:25 - 3:50 P.M.

I.B.030 - 487

Speakers: 1. Ben Lee - project sponsor. 2. Jack Wholey - project sponsor's representative. 3. Jeremy Kotas - project architect.

PASSED MOTION OF INTENT TO APPROVE REZONING OF LOTS 13, 14, 15 AND 16 ONLY. VOTE: 3-1

VOTING NO: COMMISSIONER WRIGHT.

ABSENT: COMMISSIONERS BIERMAN, NAKASHIMA AND ROSENBLATT.

25. 87.439C

(Miller)

2120 BROADWAY, north side between Buchanan and Webster Streets, a through lot to Vallejo Street; Lot 24 in Assessor's Block 565 - Request for authorization of Conditional Use to permit a planned unit development (PUD) for additions to and EXPANSION OF A PRIVATE ELEMENTARY SCHOOL (the Hamlin School) within an RH-2 (House, Two-Family) district. Total net-new building floor area would be 5,350 square feet devoted to a relocated library and to classrooms.

4:15 - 5:40 P.M.

I.B.598 - II.A.854

Speakers: 1. Kate Herman - project sponsor's representative. 2. Arleen Hogan - project sponsor. 3. Ann Yamagami (pro). 4. Alma Robinson Moses (pro). 5. David Pratt (pro). 6. John McInerny (pro). 7. Elizabeth Zamansky (pro). 8. Raymonde Cramlin (pro). 9. Doug Cramlin (pro). 10. Cary Timbrell (pro). 11. Donna Hamilton (pro). 12. Malcolm McCorkle (pro). 13. Consuelo Lilienthal (con). 14. Chris Tompkin (pro). 15. Marie Zeller - project architect representative. 16. John Lewis (pro). 17. Beatrice Kirshenbaum. 18. Donald Wyler (pro). 19. Kuen Lee (con). 20. John Sanger - rep. of Rolf Lewis (con). 21. Robert Beale (con). 22. David Chamberlain (pro). 23. John Grossberg (pro). 24. Timothy Brown (pro). 25. Matt Williams (pro). 26. Mrs. Robert Beale (con).

CONTINUED TO OCTOBER 15, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS BIERMAN, NAKASHIMA AND ROSENBLATT.

26. 85.288REZ

(Marsh)

FELTON AND BOWDOIN STREETS, southwest corner, Lot 2 in Assessor's Block 5973 - Review for consistency with the Master Plan of the sale of surplus City property in a P (Public Use) district. (Continued from Regular Meeting of September 17, 1987)

5:40 - 5:45 P.M.

II.A.892 - II.B.043

Items 26 and 27 were heard together. No public testimony received. PASSED MOTION FINDING CONSISTENCY WITH MASTER PLAN. VOTE: 4-0

ABSENT: COMMISSIONERS BIERMAN, NAKASHIMA AND ROSENBLATT.

27. 85.288REZ

(Marsh)

UNIVERSITY MOUND RESERVOIR, southwest corner of Felton and Bowdoin Streets, a portion of Lot 2 in Assessor's Block 5973 - Request to RECLASSIFY a 96,000 square-foot vacant City owned site from a P (Public Use) District to an RH-1 (House, One Family) District. The

Item #85.288REZ cont.

sale of Water Department surplus land would permit 38 units as of right and could permit the development of the site with a maximum of 63 units with Conditional Use authorization (as a Planned Unit Development).

(Continued from Regular Meeting of September 17, 1987)

5:40 - 5:45 P.M.

II.A.892 - II.B.043

Items 26 and 27 were heard together. No public testimony received.

APPROVED, RESOLUTION #11155

VOTE: 4-0

ABSENT: COMMISSIONERS BIERMAN, NAKASHIMA AND ROSENBLATT.

3:30 P.M.

28. 87.417E

(MacKenzie)

SAN FRANCISCO COUNTY JAIL #3, located in unincorporated San Mateo County adjacent to the City of San Bruno, bounded by Skyline Boulevard, College Drive, Longview/Moreland Drives - Appeal of Preliminary Negative Declaration on the proposed expansion of the existing facility by constructing a single-story, 50,000 square foot building to house up to 300 minimum to medium security inmates and which would be designed for potential conversion to a services building for the jail facility in the long-term. The project would also include approximately 40 additional staff parking spaces.

(Continued from Regular Meeting of August 20, 1987)

4:08 - 4:15 P.M.

I.B.502 - 597

No public testimony received. The Commission passed a motion by vote of 4-0 to excuse Commissioner Karasick from this action.

Joseph Johnson served as alternate to Rudy Nothenberg, ex-officio member of the Commission, for this hearing.

APPEAL WITHDRAWN. COMMISSION PASSED MOTION TO APPROVE AMENDED NEGATIVE DECLARATION.

VOTE: 4-0

ABSENT: COMMISSIONERS BIERMAN, NAKASHIMA AND ROSENBLATT.

NOTE: MEMBERS TAKING ACTION INCLUDED COMMISSIONERS ALLEN, HEMPHILL, JOHNSON AND WRIGHT.

29. 87.58D

(Nixon)

1926, 1928, 1930 AND 1934 BALBOA STREET, north side between 20th and 21st Avenues, Lots 17-20 in Assessor's Block 1563 - Consideration of request for Discretionary Review of Demolition Permit Application Nos. 8615048, 8615052, 8615053 and 8615953 and Building Permit Applications Nos. 8615216, 8615217, 8615218 and 8615952 for construction of four three-story duplexes after demolition of three existing structures in an RH-2 (House, Two-Family) district.

(Continued from Regular Meeting of September 3, 1987)

5:45 - 5:46 P.M.

II.B.044 - 056

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 4-0

ABSENT: COMMISSIONERS BIERMAN, NAKASHIMA AND ROSENBLATT.

30. 87.58D (Nixon)
1926, 1928, 1930 AND 1934 BALBOA STREET, north side between 20th and 21st Avenues, Lots 17 - 20 in Assessor's Block 1563 - Discretionary Review of Demolition Permit Application Nos. 8615048, 8615052, 8615053 and 8615953 and Building Permit Application Nos. 8615216, 8615217, 8615218 and 8615952, as described above.
(Continued from Regular Meeting of September 3, 1987)
- 5:46 - 6:05 P.M. II.B.056 - 455
Speakers: 1. Alice Barkley - project sponsor's representative. 2. Lois Miyashiro - Richmond Residents Council (DR requestor). 3. Jeannie Munich - Sunset Residents Assoc. (pro-DR). 4. Margaret Brady - Save Our Richmond Environment (pro-DR). 5. Elaine Chan (con-DR). 6. Alfred Chan - owner of 1934 Balboa (con-DR). 7. Julie Lee (con-DR).
CONTINUED TO OCTOBER 22, 1987 VOTE: 4-0
ABSENT: COMMISSIONERS BIERMAN, NAKASHIMA AND ROSENBLATT.
31. 87.386D (Nixon)
544 - 2ND AVENUE, east side between Anza and Balboa Streets, Lot 38 in Assessor's Block 1544 - Consideration of request for Discretionary Review of Building Permit Application No. 8706021 for an alteration resulting in the addition of one dwelling unit after major alteration to the existing three-story, single family structure in an RH-2 (House, Two Family) district.
(Continued from Regular Meeting of September 17, 1987)
- II.B.456 - 475
CONTINUED TO OCTOBER 22, 1987 VOTE: 4-0
ABSENT: COMMISSIONERS BIERMAN, NAKASHIMA AND ROSENBLATT.
32. 87.386D (Nixon)
544 - 2ND AVENUE, east side between Anza and Balboa Streets, Lot 38 in Assessor's Block 1544 - Discretionary Review of Building Permit Application No. 8706021, as described above.
(Continued from Regular Meeting of September 17, 1987)
- II.B.456 - 475
CONTINUED TO OCTOBER 22, 1987 VOTE: 4-0
ABSENT: COMMISSIONERS BIERMAN, NAKASHIMA AND ROSENBLATT.
33. 87.62D (Nixon)
679 - 20TH AVENUE, west side between Cabrillo and Balboa Streets, Lot 5K in Assessor's Block 1624 - Consideration of request for Discretionary Review of Building Permit Application No. 8615673 for construction of a three-story, two-unit structure after demolition of the existing structure in an RH-2 (House, Two Family) district.
- II.B.456 - 475
CONTINUED TO OCTOBER 22, 1987 VOTE: 4-0
ABSENT: COMMISSIONERS BIERMAN, NAKASHIMA AND ROSENBLATT.

34. 87.62D (Nixon)
679 - 20TH AVENUE, west side between Cabrillo and Balboa Streets,
Lot 5K in Assessor's Block 1624 - Discretionary Review of Building
Permit Application No. 8615673, as described above.

II.B.456 - 475

CONTINUED TO OCTOBER 22, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS BIERMAN, NAKASHIMA AND ROSENBLATT.

Adjournment

AT 6:10 P.M.

SAN FRANCISCO
CITY PLANNING COMMISSION
NOTICE OF CANCELLATION
OF THE
REGULAR MEETING
THURSDAY
OCTOBER 8, 1987

The Regular Meeting of the City Planning Commission scheduled for Thursday, October 8, 1987 has been cancelled. The following cases scheduled to be heard at this meeting are proposed for continuation to the dates noted below:

1. 82.392ETZM (Deutsch)
VAN NESS AVENUE PLAN AND REZONING, Area generally including Van
Ness Avenue from McAllister to Bay Streets - Public hearing on the
Draft Environmental Impact Report on the VAN NESS AREA PLAN and
implementing PERMANENT ZONING CONTROLS including: (1) amendments
to the City Planning Code and Zoning Map to establish a Van Ness
Avenue Special Use District, to reclassify from C-2 (Community
Business) to RC-4 (Residential-Commercial, High Density), and to
reclassify Height and Bulk districts from 130-E and 105-D to 130-V
or 80-D for Van Ness Avenue generally from McAllister Street to
Broadway; (2) amendments to the Zoning Map to reclassify Van Ness
Avenue generally from Broadway to Bay Street from C-2 (Community
Business) to RC-3 (Residential-Commercial, Moderate Density); and
(3) amendments to the text of the City Planning Code to impose
various restrictions on the use of property.
(Proposed for continuation to October 15, 1987)
NOTE: The deadline for comments on the Draft EIR has been extended
to October 16, 1987.

Item #82.392ETZM cont.

CONTINUED TO OCTOBER 15, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS BIERMAN, NAKASHIMA AND ROSENBLATT.

2. 82.392EZTM

(Lord)

VAN NESS AVENUE, Area generally bounded by Van Ness Avenue, McAllister and Bay streets, including Assessor's Blocks 475, 694, 695, and 762, and portions of Assessor's Blocks 474, 478, 479, 498, 499, 502, 503, 522, 523, 526, 527, 546, 547, 550, 551, 570, 571, 574, 575, 594, 595, 598, 599, 618, 619, 622, 623, 642, 643, 646, 647, 666, 667, 670, 671, 690, 691, 714, 715, 718, 719, 738, 739, 742, 743, 763, 766 and 767 - Consideration of PERMANENT ZONING CONTROLS including: 1) Amendments to the Zoning Map to reclassify use districts therein from C-2 (Community Business) to RC-4 (Residential-Commercial, High Density) or RC-3 (Residential-Commercial Moderate Density), and reclassify Height and Bulk districts from 130-E and 105-D to 130-V or 80-D; 2) Amendments to the City Planning Code to establish the Van Ness Avenue Special Use district; and 3) Amendments to the text of the City Planning Code to impose restrictions on the use of property, demolition of residential buildings, alteration or demolition of certain architecturally significant buildings and the use of signs and to authorize the imposition of a building setback for specified property.

(Continued from Regular Meeting of September 10, 1987)

(Proposed for continuation to October 15, 1987)

CONTINUED TO OCTOBER 15, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS BIERMAN, NAKASHIMA AND ROSENBLATT.

3. 87.376I

(Casey)

ST. MARY'S HOSPITAL, the southeastern seven-eighths of the block bounded by Hayes, Stanyan, Fulton and Shrader Streets, Lots 29A, 36 and 27 in Assessor's Block 1191 and the northwestern one-third of the block bounded by Fell, Stanyan, Hayes and Shrader Streets, Lots 11, 11A and 14 in Assessor's Block 1213 - Public hearing on update to Institutional Master Plan.

(Continued from Regular Meeting of July 9, 1987)

(Proposed for continuation to October 22, 1987)

CONTINUED TO OCTOBER 29, 1987

VOTE: 4-0

ABSENT: COMMISSIONERS BIERMAN, NAKASHIMA AND ROSENBLATT.

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OF THE
— SAN FRANCISCO
— CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
— OCTOBER 15, 1987
ROOM 282, CITY HALL
1:30 P.M.

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B.479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, Rosenblatt and Wright.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 1:45 P.M.

Staff in attendance included: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Larry McDonald, Jim Nixon, Jim Miller, Gerald Green, Michael Berkowitz, Ivan Christie, Vincent Marsh, Tom Casey and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

1. 86.85XCB (Badiner)
600 CALIFORNIA STREET, northwest corner of California and Kearny Streets, through to Sacramento Street, Lots 3 and 26 in Assessor's Block 241 - Informational presentation on Design Modifications as required under Motion No. 11073 for a building 242 feet in height (plus penthouse) along California Street with 19 stories above grade, and stepping down to a height of approximately 50 feet at Sacramento Street. The Project will contain approximately 318,030 square feet gross floor area of office space which is subject to the Office Development Annual Limit. In addition, the Project will contain approximately 9,165 square feet of retail space and 90,600 square feet of parking representing 232 parking spaces (50 long-term, 182 short-term) of which 37,232 square feet would count towards the project's total square footage of 355,262 applicable to the FAR. The Project is within a 250-S Height and Bulk District and within a C-3-0 (Downtown Office) District.
(Continued from Regular Meeting of October 1, 1987)

CONTINUED TO OCTOBER 29, 1987

VOTE: 7-0

B. COMMISSIONERS' QUESTIONS AND MATTERSC. PUBLIC COMMENTD. ITEMS TO BE CONTINUED

2. 87.439C (Miller)
2120 BROADWAY, north side between Buchanan and Webster Streets, a through lot to Vallejo Street; Lot 24 in Assessor's Block 565 - Request for authorization of Conditional Use to permit a planned unit development (PUD) for additions to and EXPANSION OF A PRIVATE ELEMENTARY SCHOOL (the Hamlin School) within an RH-2 (House, Two-Family) district. Total net-new building floor area would be 5,350 square feet devoted to a relocated library and to classrooms. (Continued from Regular Meeting of October 1, 1987)
(Proposed for continuation to October 29, 1987)

CONTINUED TO OCTOBER 29, 1987

VOTE: 7-0

E. CONSIDERATION OF FINDINGS & FINAL MOTION; PUBLIC HEARING CLOSED

3. 87.71EC (Green)
1927-31 HAYES STREET, south side between Ashbury and Clayton Streets, Lot 36 in Assessor's Block 1210 - Consideration of final language to APPROVE the authorization of Conditional Use to permit construction of a three (3) story mixed use building on a LOT OVER 5,000 SQUARE FEET within an NC-1 (Neighborhood Commercial Cluster) District. The proposal is to demolish the existing one (1) story building containing ground floor commercial area and one (1) lawful dwelling unit to construct a three (3) story building containing approximately 925 square feet of ground floor commercial space, seven (7) ground level off-street parking spaces, and a total of seven (7) dwelling units on two floors above on a lot approximately 5,760 square feet in size.
(Public Hearing Closed and Continued from Regular Meeting of October 1, 1987)

THE COMMISSION PASSED A MOTION ALLOWING COMMISSIONERS BIERMAN, NAKASHIMA AND ROSENBLATT TO ABSTAIN BY VOTE OF 7-0.

APPROVED WITH CONDITIONS, MOTION #11157 VOTE: 4-0
ABSTAINED: COMMISSIONERS BIERMAN, NAKASHIMA AND ROSENBLATT.

4. 87.110EZ (Hood)
1800-1874 GREEN STREET, north side between Octavia and Laguna Streets, Lots 5 through 16 in Assessor's Block 543 - Consideration of final language to APPROVE in/part reclassification of property from an RH-2 (House, Two-Family) District to an RH-3 (House, Three-Family) District.
(Public Hearing Closed and Continued from Regular Meeting of September 17, 1987)

Item #87.110EZ cont.

THE COMMISSION PASSED A MOTION ALLOWING COMMISSIONERS BIERMAN, NAKASHIMA AND ROSENBLATT TO ABSTAIN BY VOTE OF 7-0

APPROVED IN PART (LOTS 13, 14, 15, 16), RESOLUTION #11158 VOTE: 4-0
ABSTAINED: COMMISSIONERS BIERMAN, NAKASHIMA AND ROSENBLATT.

E. CONSENT CALENDAR

5. 87.512C (Green)
4000 AND 4006 24TH STREET, northwest corner of Noe Street, Lots 8 and 8A in Assessor's Block 3656 - Request for authorization of Conditional Use to EXPAND an existing FULL SERVICE RESTAURANT defined by Section 790.92 of the Planning Code in the 24th Street Noe Valley Neighborhood Commercial District. The proposal is to remodel the existing restaurant (Pano's) at 4000-24th Street by expanding to 4006-24th Street, adding seating, a wine bar and handicapped restrooms for a total area of 1,294 square feet and seating for up to 62 persons. This application has been placed on the Consent Calendar with a recommendation for approval as proposed in the application. The Conditions of Approval made a part of this Application are available for inspection at the Department of City Planning.

APPROVED WITH CONDITIONS, MOTION #11159

VOTE: 7-0

F. REGULAR CALENDAR

6. 87.306Q (Skiffer)
2774 UNION STREET, north side between Baker and Broderick Streets, Lot 14 in Assessor's Block 947 - Request for an Exception from the low and moderate income provisions of the Subdivision Code for a previously approved four-unit residential condominium conversion subdivision.
(Continued from Regular Meeting of October 1, 1987)

CONTINUED TO OCTOBER 29, 1987

VOTE: 7-0

7. 86.299EC (McDonald)
845 MEADE AVENUE, south of Jennings Street, Lot 83 in Assessor's Block 4991 - Request for authorization of Conditional Use to permit a PLANNED UNIT DEVELOPMENT OF 46 DWELLING UNITS on a lot having an area of 148,000 square feet and proposing exceptions from Planning Code requirements for lot area and rear yard depth in an RH-2 (House, Two-Family) district with a 40-X height and bulk designation.
(Continued from Regular Meeting of September 17, 1987)

2:00 - 2:20 P.M.

I.A.313 - 605

Speakers: 1. Tim Lilliquist - Department of Recreation and Parks.
2. Archie Occipinti - project sponsor. 3. Matt Ettinger - Bayview Hill Neighborhood Assoc. 4. Mrs. Barnes.

PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE ON OCTOBER 22, 1987

VOTE: 7-0

8. 87.473EC (McDonald)
838 PACIFIC AVENUE, north side between Cordelia and Powell Streets,
Lot 29 in Assessor's Block 160 - Request for authorization of CONDI-
TIONAL USE to permit a PLANNED UNIT DEVELOPMENT OF 31 ADDITIONAL
DWELLING UNITS for low-income senior citizens above that portion of
the 62,200 square-foot lot currently utilized for off-street parking
and which proposes exceptions from the Planning Code requirements
for rear yard, exposure of dwelling units to open space and the
number of parking spaces in an RM-4 (Mixed Residential, High Density)
district with 65-A and 105-A height and bulk designations.

2:20 - 2:25 P.M.

I.A.606 - 678

Speaker: Gordon Chin - Chinese Community Housing Corp.

APPROVED WITH CONDITIONS, MOTION #11160

VOTE: 7-0

9. 87.430C (Nishimura)
1465 & 1469 VAN DYKE STREET, between Keith Street and Jennings
Street, Lot 13 in Assessor's Block 4829 - Request for authorization
of Conditional Use to extend the termination date for an additional
five (5) years of a non-conforming drayage use in a RH-1 (House, One
Family) district.
(Continued from Regular Meeting of October 1, 1987)

CONTINUED TO DECEMBER 10, 1987

VOTE: 7-0

10. 87.339D (Nixon)
534 - 34TH AVENUE, east side between Geary Boulevard and Anza
Street, Lot 37 in Assessor's Block 1511 - Discretionary Review of
Building Permit Application No. 8706668 for construction of a
four-story, two-unit structure after demolition of the existing
structure in an RH-2 (House, Two Family) district.
(Continued from Regular Meeting of October 1, 1987)

I.B.688 - 731

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11161

VOTE: 7-0

11. 87.415D (Nixon)
1254 - 18TH AVENUE, east side between Lincoln Way and Irving Street,
Lot 46 in Assessor's Block 1733 - Consideration of request for
Discretionary Review of Demolition Permit Application No. 8708695
and Building Permit Application No. 8707430 for construction of a
three-story, five dwelling unit structure after demolition of the
existing two-story, single family structure with detached garage in
an RM-1 (Residential, Mixed, Low Density) district.

CONTINUED TO OCTOBER 22, 1987

VOTE: 7-0

12. 87.415D (Nixon)
1254 - 18TH AVENUE, east side between Lincoln Way and Irving Street,
Lot 46 in Assessor's Block 1733 - Discretionary Review of Building
Permit Application No. 8707430, as described above.

CONTINUED TO OCTOBER 22, 1987

VOTE: 7-0

13. 87.519C (Miller)
350 MASONIC AVENUE, east side between Turk Street and Golden Gate
Avenue, Lot 29 in Assessor's Block 1149 - Request for authorization
of Conditional Use TO MODIFY A CONDITIONAL USE (85.172C) for a
private K-8 ELEMENTARY SCHOOL to permit reduction in originally-
permitted height of north wing, relocation of rooftop play area with
new sound barrier, and increase of the number of construction phases
from 3 to 4 in an RH-3 (House, Three-Family) district.

THE COMMISSION PASSED A MOTION TO ALLOW COMMISSIONER ROSENBLATT TO
ABSTAIN BY VOTE OF 7-0.

2:35 - 2:55 P.M.

I.A.734 - I.B. 129

Speakers: 1. Howard Wexler - project sponsor's representative. 2.
Katherine Anderson

APPROVED WITH CONDITIONS MOTION #11162

VOTE: 6-0

ABSTAINED: COMMISSIONER ROSENBLATT.

The Commission amended the conditions by deleting a condition
limiting hours of operation.

14. 86.576EZ (Green)
1473 and 1475 VALLEJO STREET, south side between Polk and Larkin
Streets, Lots 18 and 21 in Assessor's Block 572 - Request to
RECLASSIFY property from RM-2 (Mixed Residential, Moderate Density)
District to Polk Street Neighborhood Commercial District.

2:58 - 3:25 P.M.

I.B.216 - 629

Items 14 and 15 were heard together. Speakers: 1. Ed Hardin -
project sponsor's representative. 2. Joseph Butler - Russian Hill
Neighbors. 3. Amy Friedman (con). 4. Vince Barzicchini (pro).

APPROVED REZONING OF LOT 18 ONLY, RESOLUTION #11163

VOTE: 7-0

15. 86.576C (Green)
2140 POLK STREET, east side of Polk Street between Broadway and
Vallejo Street, Lots 18 & 18A in Assessor's Block 572 - Request for
authorization of Conditional Use to permit an expansion of the floor
area for Real Foods Company (2140 Polk Street) to over 3,000 square
feet in the Polk Street Neighborhood Commercial District. The
proposal is to expand the existing floor area of 2140 Polk Street
(Lot 18A) from 3,500 square feet to 4,800 square feet by occupying
existing storage area to the rear of 1473 Vallejo Street (Lot 18).

2:58 - 3:25 P.M.

I.B.216 - 629

Items 14 and 15 were heard together. See item 14 for speakers.

APPROVED WITH CONDITIONS, MOTION #11164

VOTE: 7-0

16. 87.615C (Green)
2032 UNION STREET, north side between Webster and Buchanan Streets;
Lot 10 in Assessor's Block 532 - Request for authorization of
Conditional Use to allow "OTHER ENTERTAINMENT" as defined by Section
790.38 of the Planning Code within the Union Street Neighborhood
Commercial District. The proposal is to allow the continued use of
an existing piano and vocal accompaniment in the L'Entrecote De
Paris bar and restaurant.

3:25 - 3:35 P.M.

I.B.634 - 772

Speakers: 1. Alexander Mortazavi - project sponsor. 2. Mary
Capobanco (con). 3. Gloria Casareti (con). 4. Ron Owens (pro).
APPROVED WITH CONDITIONS, MOTION #11165

VOTE: 7-0

THE COMMISSION TOOK A RECESS FROM 3:35 - 3:50 P.M.

4:00 P.M.

17. 87.461D (Berkowitz)
236 RANDALL STREET, north side between Whitney and Sanchez Streets,
Lot 31A in Assessor's Block 6654 - Consideration of request for
Discretionary Review of Building Permit Application No. 8709134 for
the construction of a THREE-AND-A-HALF STORY, TWO FAMILY DWELLING
UNIT BUILDING in an RH-2 (Residential House, Two-Family) district.

3:50 - 3:52 P.M.

I.B.773 - 796

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 7-0

18. 87.461D (Berkowitz)
236 RANDALL STREET, north side between Whitney and Sanchez Streets,
Lot 31A in Assessor's Block 6654 - Discretionary Review of Building
Permit Application No. 8709134, as described above.

3:53 - 5:10 P.M.

I.B.797 - II.A. 883

Speakers: 1. Bruce Bauman - project sponsor's representative. 2.
John Woolley Jr. - project sponsor. 3. John Woolley, Sr. - project
sponsor. 4. June Becker (con). 5. Al Ujcic (con). 6. Lawrence
Trajodyan - Sunset Residents Assoc. (con). 7. Lewis Soffer (con).
8. Eleanor Woolley (pro). 9. Joaquin De La Rosa.
CONTINUED TO OCTOBER 29, 1987

VOTE: 7-0

19. 87.517D (Berkowitz)
120 WHITNEY STREET, west side between Fairmount and Randall Streets,
Lot 4 in Assessor's Block 6664 - Consideration of request for
Discretionary Review of Building Permit Application No. 8708996 for
CONSTRUCTION OF A THREE STORY TWO-UNIT RESIDENTIAL BUILDING in an
RH-2 (Residential House, Two-Family) district.

5:15 - 5:18 P.M.

II.B.112 - 146

Speaker: Pyotr Kligman - project sponsor.
PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 7-0

20. 87.517D (Berkowitz)
120 WHITNEY STREET, west side between Fairmount and Randall Streets,
Lot 4 in Assessor's Block 6664 - Discretionary Review of Building
Permit Application No. 8708996, as described above.

5:19 - 5:50 P.M.

II.B.147 - II.B.631

Speakers: 1. Pyotr Kligman - project sponsor. 2. Victor Beard
(pro). 3. Lewis Soffer (con). 4. June Pay (con). 5. Ron Halbert
(con). 6. Adele Clark (con). 7. Earl Rocker (con). 8. Jack King
(con). 9. Al Ujcic (con).

CONTINUED TO OCTOBER 29, 1987

VOTE: 7-0

21. 87.123D (Berkowitz)
4605 - 25TH STREET, south side between Hoffman Avenue and Fountain
Street, Lot 12 in Assessor's Block 6542 - Consideration of request
for Discretionary Review of Building Permit Application No. 8701486
for the CONSTRUCTION OF A TWO-STORY, TWO DWELLING UNIT RESIDENTIAL
BUILDING in an RH-2 (House, Two Family) district.

5:50 - 5:52 P.M.

II.B.650 - 658

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 7-0

22. 87.123D (Berkowitz)
4605 - 25TH STREET, south side between Hoffman Avenue and Fountain
Street, Lot 12 in Assessor's Block 6542 - Discretionary Review of
Building Permit Application No. 8701486, as described above.

5:53 - 6:15 P.M.

II.B.659 - III.A.041

Speakers: 1. Teal Messer - project architect. 2. Claire Pilcher
(con).

MOTION TO APPROVE WITH REMOVAL OF PARAPET FAILED BY VOTE OF 3-4,
COMMISSIONERS ALLEN, KARASICK, ROSENBLATT AND WRIGHT DISSENTING.

APPROVED WITH CONDITIONS, INCLUDING RETENTION OF PARAPET, MOTION
#11167

VOTE: 5-2

VOTING NO: COMMISSIONERS BIERMAN AND NAKASHIMA.

23. 86.149E (Christie)
2200 BLOCK FUNSTON AVENUE, between Rivera and San Marcos Streets,
Lot 27 in Assessor's Block 2336 - Public hearing on the Draft
Environmental Impact Report on the proposed zoning reclassification
from P (Public Use) to RH-1 (House, One-Family) zoning, involving
the subdivision of the parcel into 33 residential lots, and
construction of 33 single-family homes.

6:30 - 7:08 P.M.

III.A.104 - 643

NOTE: A certified court reporter was present. An official
transcript has been made and is available for reference purposes in
the files of the Department of City Planning.

Speakers: 1. Bruce Krell. 2. George Beckam. 3. Rick Jacobsen. 4.
Harold Wright. 5. Brenda Drake. 6. Hugh Pennypacker.

PUBLIC HEARING CLOSED

VOTE: 7-0

24. 86.628CC (Marsh)
1400 PINE STREET, northwest corner at Larkin Street, Lot 4 in Assessor's Block 645 - Request for authorization of Conditional Use for a TEMPORARY PARKING LOT for construction workers and employees of Saint Francis Hospital within the Polk Street Neighborhood Commercial District (NCD).
(Continued from Regular Meeting of October 1, 1987)

5:10 - 5:15 P.M.

II.B.010 - 111

Speaker: Harry O'Brien - project sponsor's representative.

APPROVED WITH CONDITIONS, MOTION #11166

VOTE: 7-0

25. 87.410ETZ (Marsh)
RICHMOND/SUNSET INTERIM CONTROLS IN RH-1 (HOUSE, ONE-FAMILY), RH-1(S) (HOUSE, ONE-FAMILY WITH MINOR SECOND UNIT) AND RH-2 Zoning Controls for Richmond/Sunset Special Use District. Specifically, the proposed amendment would add Section 249.7(j) to the Richmond/Sunset Interim Controls adopted on September 10, 1987. Section 249.7(j) would tie the issuance of Demolition Permits directly to the approval of the Replacement Project. Demolition unrelated to a replacement project would only be allowed for exceptional circumstances wherein the Superintendent of Building Inspection makes explicit findings the public safety requires demolitions. The restrictions proposed for demolitions would terminate on May 14, 1988. The Interim Controls are effective for all permits filed on or after September 11, 1987. Permits filed prior to September 11, 1987 and not issued by the City are subject to Discretionary Review by the City Planning Commission.

7:08 - 7:10 P.M.

III.A.650 - 675

Speaker: Alice Barkley.

APPROVED, RESOLUTION #11168

VOTE: 7-0

26. 87.320CE (Marsh)
357 VICENTE STREET, southeast corner at 15th Avenue, Lot 17 in Assessor's Block 2482 - Request for authorization of Conditional Use to permit CHRISTIAN GOSPEL CHURCH in the living room of an existing house for up to 50 congregation members in an RH-1 (House, One Family) District.
(Continued from Regular Meeting of October 1, 1987)

7:10 - 7:30 P.M.

III.A.676 - III.B.014

Speakers: 1. Dave Burness - project sponsor's representative. 2. Richard Canatella - project sponsor. 3. Mark Shustoff (con). 4. Jill Shustoff (con). 5. Gilbert Wong (con). 6. David Monfradini (con).

PASSED MOTION OF INTENT TO DISAPPROVE, FINAL LANGUAGE ON OCTOBER 22, 1987.

VOTE: 7-0

6:30 P.M.

27. 82.392ETZM (Deutsch)
VAN NESS AVENUE PLAN AND REZONING, Area generally including Van Ness Avenue from McAllister to Bay Streets - Public hearing on the Draft Environmental Impact Report on the VAN NESS AREA PLAN and implementing PERMANENT ZONING CONTROLS including: (1) amendments to the City Planning Code and Zoning Map to establish a Van Ness Avenue Special Use District, to reclassify from C-2 (Community Business) to RC-4 (Residential-Commercial, High Density), and to reclassify Height and Bulk districts from 130-E and 105-D to 130-V or 80-D for Van Ness Avenue generally from McAllister Street to Broadway; (2) amendments to the Zoning Map to reclassify Van Ness Avenue generally from Broadway to Bay Street from C-2 (Community Business) to RC-3 (Residential-Commercial, Moderate Density); and (3) amendments to the text of the City Planning Code to impose various restrictions on the use of property.
(Continued from Cancelled Meeting of October 8, 1987)
NOTE: The deadline for comments on the Draft EIR has been extended to October 16, 1987.

7:30 - 8:05 P.M.

III.B.016 - 559

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speakers: 1. Sue Hestor - San Franciscans for reasonable Growth.
2. Greg Holzman. 3. Preston Cook. 4. Mrs. G. Bland Platt.

PUBLIC HEARING CLOSED

VOTE: 7-0

28. 82.392EZTM (Lord)
VAN NESS AVENUE, Area generally bounded by Van Ness Avenue, McAllister and Bay streets, including Assessor's Blocks 475, 694, 695, and 762, and portions of Assessor's Blocks 474, 478, 479, 498, 499, 502, 503, 522, 523, 526, 527, 546, 547, 550, 551, 570, 571, 574, 575, 594, 595, 598, 599, 618, 619, 622, 623, 642, 643, 646, 647, 666, 667, 670, 671, 690, 691, 714, 715, 718, 719, 738, 739, 742, 743, 763, 766 and 767 - Consideration of PERMANENT ZONING CONTROLS including: 1) Amendments to the Zoning Map to reclassify use districts therein from C-2 (Community Business) to RC-4 (Residential-Commercial, High Density) or RC-3 (Residential-Commercial Moderate Density), and reclassify Height and Bulk districts from 130-E and 105-D to 130-V or 80-D; 2) Amendments to the City Planning Code to establish the Van Ness Avenue Special Use district; and 3) Amendments to the text of the City Planning Code to impose restrictions on the use of property, demolition of residential buildings, alteration or demolition of certain architecturally significant buildings and the use of signs and to authorize the imposition of a building setback for specified property.
(Continued from Cancelled Meeting of October 8, 1987)

CONTINUED TO DECEMBER 17, 1987

VOTE: 7-0

29. 87.586TZE (Lord)
VAN NESS AVENUE, Area generally bounded by Van Ness Avenue, McAllister and Bay Streets - Consideration of amendments to PERMANENT ZONING CONTROLS for the Van Ness Avenue area. The proposed amendments include: 1) amendments to the Zoning Map to reclassify property located in portions of Assessor's Blocks 523, 550, 667, 691, 719, 738, 742, and 743 from C-2 (Community Business) to RC-4 (Residential-Commercial Combined High Density) or RC-3 (Residential Commercial, Combined Medium Density) and Van Ness Special Use District; and 2) amendments to the text of the City Planning Code to amend the off-street parking requirements for residential projects in the Van Ness Special Use district; and to amend the Van Ness Special Use district controls to include specific language on floor area ratio controls, limitations on non-residential uses parking and reduction of ground level wind currents.

CONTINUED TO DECEMBER 17, 1987

VOTE: 7-0

30. 83.433E (Maltzer)
KAISER PERMANENTE SAN FRANCISCO MEDICAL CENTER, south side of Geary Boulevard, between Lyon and Divisadero Streets, Lot 5 in Assessor's Block 1095 and Lots 39 and 48 in Assessor's Block 1098 - Certification of Final Environmental Impact Report for the construction of a 6-story, 126,649 gross square foot addition to main hospital building; 7,385 gross square foot addition to east wing of existing hospital; renovation of 50,000 gross square feet of space within existing hospital building; demolition of E-Z Storage building and construction of 7-level parking structure, fronting on Geary and O'Farrell, with 553 parking spaces, 16,732 gross square feet of administrative office space and 17,041 gross square feet of storage space; requiring Conditional Use authorization.

8:40 - 8:50 P.M.

III.B.821 - IV.A.036

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

APPROVED EIR CERTIFICATION, MOTION #11169

VOTE: 7-0

31. 83.433EC (Casey)
KAISER PERMANENTE HOSPITAL, the southwest side of St. Joseph's Avenue between Geary Boulevard and O'Farrell Street, Lot 5 in Assessor's Block 1095 - Request for authorization of Conditional Use to: a) maintain and expand a medical center complex, b) develop a 102,230 gross square foot lot for the construction of a six level north wing addition to the main hospital building and the addition of a fourth floor to the existing east wing of the hospital, c) the addition of a total of 126,649 gross square feet for a north wing addition and 7,385 gross square feet for the addition of a fourth floor to the existing east wing of the hospital, and d) the construction of a north wing addition with a length of 295 feet and a diagonal dimension of 300 feet in an NC-3 (Moderate-Scale Neighborhood Commercial) district, and an 105-E Height and Bulk District.

Item #83.433EC cont.

8:05 - 8:40 P.M.

III.B.615 - 708, 715-820

8:50 - 11:05 P.M.

IV.A.045 - V.A.109

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Items 31 and 32 were heard together. Speakers: 1. Jim Foster (pro). 2. Ina Dearman (pro). 3. Burt Gartland - ILWU (pro). 4. Henry Der - Chinese for Affirmative Action (pro). 5. Diedra Jones (pro). 6. Timothy Dupre for Yori Wada (pro). 7. Frank Alvarez - Administrator for Kaiser Permanente, project sponsor. 8. Richard Nygard - project architect. 9. Paul Kirwin (con). 10. Margaret Verges (con). 11. Rudy Grunsfeld (con). 12. Essie Collins (pro). 13. Norman Moore (con). 14. Arthur Becker - Sinai Memorial Chapel (pro). 15. Timothy Smyth (con). 16. Miguel Zuroz (pro). 17. Fred Wagner (con). 18. Walter Hahn (pro) - read letter from Vera Clanton. 19. Paul Kirwin for Al Sodino (con). 20. Joseph Muldoon - letter from Timothy Wolfred (pro). 21. Mary Jane Staymates (con). 22. Leandro Soto (pro). 23. Kathy Devecenzi - Laurel Heights Improvement Assoc. (con). 24. James Gibbs (pro). 25. Sal Marzan (pro). 26. Keith Consoer (con). 27. Henry Shinefield - Chief of Pediatrics, Kaiser (pro). 28. Alice Barkley - project sponsor's representative.

PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE ON OCTOBER 22, 1987. VOTE: 7-0

32. 83.433R

(Casey)

KAISER PERMANENTE GARAGE, between St. Joseph's Avenue and Divisadero Street, fronting both Geary Boulevard and O'Farrell Street, Lots 39 and 48 in Assessor's Block 1098 - Consideration of a Variance from the Redevelopment Plan for a proposed parking garage with a floor area ratio of 4.43 to 1 when a floor area ratio of 3.6 to 1 is permitted in an NC-3 (Moderate-Scale Neighborhood Commercial) district and Western Addition Approved Redevelopment Project Area A-1 and an 105-E Height and Bulk District

8:05 - 8:40 P.M.

III.B.615 - 708, 715-820

8:50 - 11:05 P.M.

IV.A.045 - V.A.109

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Items 31 and 32 were heard together. See item 31 for speakers.

PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE ON OCTOBER 22, 1987. VOTE: 7-0

Adjournment AT 11:05 P.M.

S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL MEETING
THURSDAY
OCTOBER 15, 1987
450 MCALLISTER STREET, ROOM 600
12:00 NOON

ROLL CALL: Commissioners Allen, Bierman, Birrer, Hemphill, Nakashima,
Nothenberg and Rosenblatt.

12:00 NOON

FIELD TRIP: To view the sites of 236 Randall (Case No. 87.461D) and 120
Whitney (Case No. 87.577D).

COMMISSIONERS IN ATTENDANCE: COMMISSIONERS ALLEN, BIERMAN,
HEMPHILL, KARASICK, NAKASHIMA, ROSENBLATT AND WRIGHT.

COMPLETED.

SF
C55
#21
10/22/87
Special

S U M M A R Y

OF THE
SPECIAL JOINT MEETING
OF THE
SAN FRANCISCO
RECREATION AND PARK COMMISSION
AND
CITY PLANNING COMMISSION
THURSDAY
OCTOBER 22, 1987
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

DEC 3 1987

SAN FRANCISCO
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NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A.013 - I.B.479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: City Planning Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, Rosenblatt and Wright.

Recreation and Park Commissioners Eickman, Friend, McAteer, Meyer and Rodriguez.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 1:40 P.M.

1. Informational Presentation of standards for implementing Section 295 (Proposition K - Sunlight Ordinance) for 14 parks located in the Downtown area. A joint public hearing on the proposed standards will be scheduled for November 5, 1987. (Ghosh/Ahmadi)

1:40 - 2:45 P.M.

I.A.012 - I.B.090

Presentation given by Amit Ghosh, Department of City Planning staff, Peter Bosselman - University of California at Berkeley (Environmental Simulation Laboratory), and Thomas Dickert - University of California at Berkeley.

Commissioner Bierman inquired if park uses were considered in the analysis. Commissioner Friend noted that an underlying assumption was that every day used in analysis would be sunny.

Adjourned: 2:45 P.M.

S U M M A R Y
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
OCTOBER 22, 1987
ROOM 282, CITY HALL
2:30 P.M.

PRESENT: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, Rosenblatt and Wright.

2:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 3:00 P.M.

Staff in attendance: George Williams - Assistant Director-Plans and Programs, Robert Passmore - Zoning Administrator, Lucian Blazej, Gerald Green, Glenda Skiffer, Jonathan Malone, Jim Nixon, Barry Pearl, Nancy Gin, Rosemary Bosque, Vincent Marsh, Thomas Casey, Ivan Christie, Catherine Bauman, and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

1. 85.75XCB (Blazej)
343 SANSOME STREET, between California and Sacramento Streets, Lots 2, 24, 27 and 28 in Assessor's Block 239 - Informational Presentation on Design Modifications as required under Motion No. 11072 for a building 212 feet in height with 15 stories above grade. The project will contain 160,449 square feet in gross floor area of office space which is subject to the Office Development Annual Limit. The project also involves the addition of 13,370 square feet of retail space and 87 parking spaces to an existing 71,180 square foot office building. The project is within a 300-S Height and Bulk District and within a C-3-0 (Downtown Office) district.

3:05 - 3:15 P.M.

I.B.142 - 316

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

PRESENTATION GIVEN BY STAFF. NO ACTION REQUIRED.

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

2. 87.210D (Nixon)
543 - 45TH AVENUE, west side between Geary Boulevard and Anza Street, Lot 6 in Assessor's Block 1499 - Consideration of request for Discretionary Review of Building Permit Application No. 8706402 for enlargement (by alteration) of a single-family structure in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of October 1, 1987)
(Proposed for continuation to October 29, 1987)

CONTINUED TO OCTOBER 29, 1987

VOTE: 6-0

ABSENT: COMMISSIONER NAKASHIMA

3. 87.210D (Nixon)
543 - 45TH AVENUE, west side between Geary Boulevard and Anza Street, Lot 6 in Assessor's Block 1499 - Discretionary Review of Building Permit Application No. 8706402, as described above.
(Continued from Regular Meeting of October 1, 1987)
(Proposed for continuation to October 29, 1987)

CONTINUED TO OCTOBER 29, 1987

VOTE: 6-0

ABSENT: COMMISSIONER NAKASHIMA

4. 87.418D (Nixon)
240 - 4TH AVENUE, east side between Cornwall and Clement Streets, Lot 40 in Assessor's Block 1430 - Consideration of request for Discretionary Review of Building Permit Application No. 8707497 for construction of a four-story, three dwelling unit structure after demolition of the existing two-story, two-family structure in an RM-1 (Mixed Residential, Low-Density) district.
(Continued from Regular Meeting of October 1, 1987)
(Proposed for continuation to November 5, 1987)

CONTINUED TO NOVEMBER 5, 1987

VOTE: 6-0

ABSENT: COMMISSIONER NAKASHIMA

5. 87.418D (Nixon)
240 - 4TH AVENUE, east side between Cornwall and Clement Streets, Lot 40 in Assessor's Block 1430 - Discretionary Review of Building Permit Application No. 8707497, as described above.
(Continued from Regular Meeting of October 1, 1987)
(Proposed for continuation to November 5, 1987)

CONTINUED TO NOVEMBER 5, 1987

VOTE: 6-0

ABSENT: COMMISSIONER NAKASHIMA

6. 86.414E (Roos)
SAN FRANCISCO AUTOMART, 1675 HOWARD STREET, Lots 20, 21, 22, 27, 29, 30, 31, 32, 34, and 37 in Assessor's Block 3515 - Appeal of Preliminary Negative Declaration on the proposed rehabilitation of a former dairy building and remodelling of other buildings on the

Item #86.414E (Cont)

property including interior expansion, for use as an auto sales and service center with showroom space; service, parts and body shops; and 68 parking and 240 vehicle storage spaces involving demolition of a metal awning on the north side of the main building on site, a portion of a metal building at the center of the site, and a shed. Total building area would be about 80,800 gross sq. ft. of which 9,000 gross sq. ft. would be net new space (12,300 gross sq. ft. new construction - 3,300 gross sq. ft. to be demolished).
(Proposed for continuation to November 5, 1987)

CONTINUED TO NOVEMBER 5, 1987

VOTE: 6-0

ABSENT: COMMISSIONER NAKASHIMA

7. 87.193D (Nixon)
766 - 41ST AVENUE, east side between Balboa and Cabrillo Streets, Lot 11 in Assessor's Block 1604 - Consideration of request for Discretionary Review of Building Permit Application No. 8702999 for construction of a three-story, two dwelling unit structure after demolition of the existing structure in an RH-2 district.
(Continued from Regular Meeting of September 17, 1987)
(Proposed for continuation to November 12, 1987)

CONTINUED TO NOVEMBER 12, 1987

VOTE: 6-0

ABSENT: COMMISSIONER NAKASHIMA

8. 87.193D (Nixon)
766 - 41ST AVENUE, east side between Balboa and Cabrillo Streets, Lot 11 in Assessor's Block 1604 - Discretionary Review of Building Permit Application No. 8702999, as described above.
(Continued from Regular Meeting of September 17, 1987)
(Proposed for continuation to November 12, 1987)

CONTINUED TO NOVEMBER 12, 1987

VOTE: 6-0

ABSENT: COMMISSIONER NAKASHIMA

9. 87.241ER (Dowdee)
Review for conformity with the Master Plan of proposed amendments to the Redevelopment Plan for the Western Addition Redevelopment Project Area A-2, which amendments would more closely reflect the City Planning Code's height, bulk and parking requirements; permit hotel development in the Residential High Density (RH) (on one block only); and Commercial, General Intermediate Density (CI) land use districts; permit public facilities; change the land use designation of two parcels; and add sections on hotel and apartment conversions.
(Continued from Regular Meeting of October 1, 1987)
(Proposed for continuation to October 29, 1987)

CONTINUED TO OCTOBER 29, 1987

VOTE: 6-0

ABSENT: COMMISSIONER NAKASHIMA

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

10. 86.299EC (McDonald)
845 MEADE AVENUE, south of Jennings Street, Lot 83 in Assessor's Block 4991 - Consideration of final language to APPROVE the authorization of Conditional Use to permit a PLANNED UNIT DEVELOPMENT OF 46 DWELLING UNITS on a lot having an area of 148,000 square feet and proposing exceptions from Planning Code requirements for lot area and rear yard depth in an RH-2 (House, Two-Family) district with a 40-X Height and Bulk designation.
(Public Hearing Closed and Continued from Regular Meeting of October 15, 1987)

APPROVED WITH CONDITIONS, MOTION #11170
ABSENT: COMMISSIONER NAKASHIMA

VOTE 6-0

11. 87.320CE (Marsh)
357 VICENTE STREET, southeast corner at 15th Avenue, Lot 17 in Assessor's Block 2482 - Consideration of final language to DISAPPROVE the authorization of Conditional Use to permit CHRISTIAN GOSPEL CHURCH in the living room of an existing house for up to 50 congregation members in an RH-1 (House, One-Family) district.
(Public Hearing Closed and Continued from Regular Meeting of October 15, 1987)

DISAPPROVED, RESOLUTION #11171
ABSENT: COMMISSIONER NAKASHIMA

VOTE: 6-0

12. 83.433EC (Casey)
KAISER PERMANENTE HOSPITAL, the southwest side of St. Joseph's Avenue between Geary Boulevard and O'Farrell Street, Lot 5 in Assessor's Block 1095 - Consideration of final language to APPROVE the authorization of Conditional Use to: a) maintain and expand a medical center complex, b) develop a 102,230 gross square foot lot for the construction of a six level north wing addition to the main hospital building and the addition of a fourth floor to the existing east wing of the hospital, c) the addition of a total of 126,649 gross square feet for a north wing addition and 7,385 gross square feet for the addition of a fourth floor to the existing east wing of the hospital, and d) the construction of a north wing addition with a length of 295 feet and a diagonal dimension of 300 feet in an NC-3 (Moderate-Scale Neighborhood Commercial) district, and a 105-E Height and Bulk District.
(Public Hearing Closed and Continued from Regular Meeting of October 15, 1987)

APPROVED WITH CONDITIONS, MOTION #11172
ABSENT: COMMISSIONER NAKASHIMA

VOTE: 6-0

13. 83.433R (Casey)
KAISER PERMANENTE GARAGE, between St. Joseph's Avenue and Divisadero Street, fronting both Geary Boulevard and O'Farrell Street, Lots 39 and 48 in Assessor's Block 1098 - Consideration of final language to APPROVE a Variance from the Redevelopment Plan for a proposed parking garage with a floor area ratio of 4.43 to 1 when a floor area ratio of 3.6 to 1 is permitted in an NC-3 (Moderate-Scale Neighborhood Commercial) district and Western Addition Approved Redevelopment Project Area A-1 and a 105-E Height and Bulk District.
(Public Hearing Closed and Continued from Regular Meeting of October 15, 1987)

APPROVED WITH CONDITIONS, MOTION #11173

VOTE: 6-0

ABSENT: COMMISSIONER NAKASHIMA

F. REGULAR CALENDAR

14. 87.550C (Green)
3989 - 24TH STREET, south side between Noe and Sanchez Streets, Lot 26 in Assessor's Block 6508 - Request for authorization of Conditional Use to permit the alteration of an existing Take-Out Bakery within the 24th Street Noe Valley Neighborhood Commercial District. The proposal is to modify the existing Bakers of Paris bakery by adding the sale of sandwiches and beverages, and the addition of a stand-up counter (no seating) in approximately 790 square feet of floor area.

3:17 - 3:30 P.M.

I.B.393 - 568

Speakers: 1. Cecilia Von Haugen - project sponsor. 2. Miriam Blaustein (con). 3. Jean Amos (con).

APPROVED WITH CONDITIONS, MOTION #11174

VOTE: 6-0

ABSENT: COMMISSIONER NAKASHIMA

15. 81.604EZCAVO (Skiffer)
1208-1212 JONES STREET, southeast corner of Jones and Pleasant Streets, Lot 126 in Assessor's Block 221 - Consideration of request for an EXCEPTION from the definition of conversion and the owner occupancy and annual limit provisions of the San Francisco Subdivision Code (Sections 1308(d) and 1396) in the review of a Referral for consistency with the Master Plan for an 11 unit residential condominium consisting of 10 new apartments and four existing apartments. This is a JOINT HEARING WITH THE DEPARTMENT OF PUBLIC WORKS.

3:30 - 3:43 P.M.

I.B.570 - 671

Joseph Pelayo - representative of Department of Public Works was present.

Speaker: Charlie Hurst

APPROVED WITH CONDITIONS, MOTION #11175

VOTE: 6-0

ABSENT: COMMISSIONER NAKASHIMA

16. 87.614A (J. Malone)
CITY HALL, LANDMARK NO. 21, 400 VAN NESS AVENUE, Lot 1 in Assessor's Block 787 - Acting on the recommendation of the Landmarks Preservation Advisory Board to APPROVE a Certificate of Appropriateness authorizing interior and exterior alterations to accommodate employee locker room facilities as part of the City Employee Health and Fitness Program.

3:43 - 3:45 P.M.

I.B.672 - 710

The Commission passed a motion to allow Commissioner Karasick to abstain, by a vote of 6-0.

No public testimony received.

APPROVED, RESOLUTION #11176

VOTE: 5-0

ABSTAINED: COMMISSIONER KARASICK

ABSENT: COMMISSIONER NAKASHIMA

17. 87.463L (J. Malone)
LEWIS HOUSE, 4143 - 23RD STREET, Lot 40 in Assessor's Block 2804 - Acting on the recommendation of the Landmarks Preservation Advisory Board, upon initiation of the Board of Supervisors, to consider designation of the above-referenced site as a Landmark pursuant to Article 10 of the City Planning Code.

3:45 - 3:47 P.M.

I.B.712 - 752

Speaker: Ramona - Twin Peaks Council (pro).

APPROVED, RESOLUTION #11177

VOTE: 6-0

ABSENT: COMMISSIONER NAKASHIMA

18. 87.58D (Nixon)
1926, 1928, 1930 AND 1934 BALBOA STREET, north side between 20th and 21st Avenues, Lots 17 and 20 in Assessor's Block 1563 - Discretionary Review of Demolition Permit Application Nos. 8615048, 8615052, 8615053 and 8615953, and Building Permit Application Nos. 8615216, 8615217, 8615218 and 8615952 for construction of four, three-story duplexes after demolition of three existing structures in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of October 1, 1987)

3:42 - 4:35 P.M.

I.B.753 - II.A.518

Speakers: 1. Bill Lim - project architect. 2. Alice Barkley - project sponsor's representative. 3. Nancy Gannon - Richmond Residents Council (con). 4. Ethel Minken (con). 5. Ed Taylor (con). 6. Julie Norris O'Keefe (con). 7. Katherine Wong (con). 8. Lois Miyashiro (con).

PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE ON OCTOBER 22, 1987.

VOTE: 5-1

VOTING NO: COMMISSIONER BIERMAN

ABSENT: COMMISSIONER NAKASHIMA

19. 87.386D (Nixon)
544 - 2ND AVENUE, east side between Anza and Balboa Streets, Lot 38
in Assessor's Block 1544 - Consideration of request for Discretionary
Review of Building Permit Application No. 8706021 for an alteration
resulting in the addition of one dwelling unit after major alteration
to the existing three-story, single-family structure in an RH-2
(House, Two-Family) district.
(Continued from Regular Meeting of October 1, 1987)

4:50 - 5:25 P.M. II.A.518 - II.B.217
Speakers: 1. Norman Lew - project sponsor's representative.
2. Joyce Chang - project architect. 3. Elena Saturov (con). 4. Ann
Green (con). 5. Mary Anne Miller - Planning Association for the
Richmond. 6. Christine Tanner (con). 7. Jake McGoldrick - Richmond
Community Association (con). 8. Arnold Lerner - Heritage.
PASSED MOTION TO TAKE DISCRETIONARY REVIEW. VOTE: 7-0

20. 87.386D (Nixon)
544 - 2ND AVENUE, east side between Anza and Balboa Streets, Lot 38
in Assessor's Block 1544 - Discretionary Review of Building Permit
Application No. 8706021, as described above.
(Continued from Regular Meeting of October 1, 1987)

CONTINUED TO NOVEMBER 12, 1987 VOTE: 7-0

21. 87.62D (Nixon)
679 - 20TH AVENUE, west side between Cabrillo and Balboa Streets, Lot
5K in Assessor's Block 1624 - Consideration of request for
Discretionary Review of Building Permit Application No. 8615673 for
construction of a three-story, two-unit structure after demolition of
the existing structure in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of October 1, 1987)

5:25 - 5:45 P.M. II.B.225 - 560
Speakers: 1. Alice Barkley - project sponsor's representative.
2. Julie Anne O'Keefe (con). 3. Lois Miyashiro. 4. Jake McGoldrick.
PASSED MOTION TO TAKE DISCRETIONARY REVIEW. VOTE: 7-0

22. 87.62D (Nixon)
679 - 20TH AVENUE, west side between Cabrillo and Balboa Streets, Lot
5K in Assessor's Block 1624 - Discretionary Review of Building Permit
Application No. 8615673, as described above.
(Continued from Regular Meeting of October 1, 1987)

5:45 - 5:50 P.M. II.B.561 - 630
A motion of intent to approve with conditions failed by a vote of
3-4, Commissioners Allen, Bierman, Hemphill and Nakashima dissenting.
CONTINUED TO NOVEMBER 5, 1987 VOTE: 7-0

23. 87.415D (Nixon)
1254 - 18TH AVENUE, east side between Lincoln Way and Irving Street, Lot 46 in Assessor's Block 1733 - Consideration of request for Discretionary Review of Demolition Permit Application No. 8708695 and Building Permit Application No. 8707430 for construction of a three-story, five dwelling unit structure after demolition of the existing two-story, single-family structure with detached garage in an RM-1 (Mixed Residential, Low-Density) district.
(Continued from Regular Meeting of October 15, 1987)

5:55 - 6:00 P.M.

II.B.668 - 718

PASSED MOTION TO TAKE DISCRETIONARY REVIEW.

VOTE: 7-0

24. 87.415D (Nixon)
1254 - 18TH AVENUE, east side between Lincoln Way and Irving Street, Lot 46 in Assessor's Block 1733 - Discretionary Review of Building Permit Application No. 8707430, as described above.
(Continued from Regular Meeting of October 15, 1987)

6:00 - 6:30 P.M.

II.B.719 - III.A.306

Speakers: 1. Jeremy Kotas - project architect. 2. Nancy Cotter - project sponsor. 3. Benny Cheung (pro). 4. Erica Cowan (con). 5. Olga Stein (con). 6. Jung Pok (con). 7. Joan Florence (con). 8. Ron Cowan (con).

CONTINUED TO NOVEMBER 5, 1987

VOTE: 7-0

25. 87.325C (McDonald)
897 CALIFORNIA STREET, southeast corner at Powell Street, Lot 16 in Assessor's Block 256 - Request for authorization of Conditional Use to permit CONSTRUCTION OF A 16-UNIT RESIDENTIAL STRUCTURE EXCEEDING A HEIGHT OF 40 FEET in an RM-4 (Mixed Residential, High-Density) district and the Nob Hill Special Use District with a height and bulk designation of 65-A.
(Continued from Regular Meeting of October 1, 1987)

CONTINUED TO NOVEMBER 5, 1987

VOTE: 6-0

ABSENT: COMMISSIONER NAKASHIMA

5:00 P.M.

26. 86.593TE (Pearl)
Consideration of text amendments to the City Planning Code which add Section 177 thereto to require owners maintaining illegal dwelling units and other commercial space to pay relocation costs and damages to tenants displaced from such space, and amendments to Article 37 of the San Francisco Administrative Code (Residential Rent Stabilization and Arbitration Ordinance) which amend Section 37.9 thereof to permit landlords to recover possession of rental units where occupancy is not permitted by permits of record and to require owners to pay relocation costs and damages to tenants displaced from such units (Board of Supervisors' File No. 115-86-36.1).
(Continued from Regular Meeting of September 17, 1987)

6:30 - 6:40 P.M.

III.A.326 - 479

Speaker: Stacey Graul.

PASSED MOTION OF INTENT TO DISAPPROVE, FINAL LANGUAGE ON

OCTOBER 29, 1987.

VOTE: 6-1

VOTING NO: COMMISSIONER BIERMAN

27. 87.456C

(Bosque)

622-624 PRECITA AVENUE, between Florida and York Streets, Lot 30 in Assessor's Block 5514 - Request for authorization of Conditional Use to permit THREE DWELLING UNITS on a 5,250 square foot parcel pursuant to Section 209.1(g) of the City Planning Code in an RH-2 (Residential House, Two-Family) district. The additional third dwelling unit would be located on the first floor of the front structure formerly an abandoned/terminated nonconforming commercial use.

6:40 - 6:42 P.M.

III.A.480 - 493

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11178

VOTE: 7-0

28. 87.627T

(Horton)

AMENDMENTS TO THE CITY PLANNING CODE TO EXTEND THE NEIGHBORHOOD COMMERCIAL REZONING CONTROLS FOR NINE MONTHS. Specifically, the proposed change would amend Section 799.1 of the City Planning Code to extend the duration of the Neighborhood Commercial Rezonning Controls for nine months. The zoning regulations now in existence for neighborhood commercial districts became effective on April 12, 1987 following adoption by the Board of Supervisors (Ordinance No. 69-87) and signature by the Mayor. However, in addition to the zoning controls, a "sunset clause" section (Section 799.1) was included in the legislation which causes the controls to expire nine months after their effective date. Without further legislative action, the current controls will expire on January 12, 1988. The City Planning Commission approved an amendment to delete the Sunset Clause, in order to make the zoning controls permanent. Such amendment is pending before the Board of Supervisors. This proposed Code amendment, a nine-month extension of the sunset clause, would extend the expiration date of the Neighborhood Commercial Controls to October 12, 1988.

6:43 - 6:58 P.M.

III.A.494 - 680

No public testimony received.

Commissioner Allen asked that the Department staff work with the Small Business Advisory Commission on a reporting procedure on the zoning controls.

DISAPPROVED, RESOLUTION #11179

VOTE: 7-0

The Commission recommended a procedure of reporting every two years to the Board of Supervisors on the zoning controls.

29. 87.623T

(Passmore)

CONSIDERATION OF AMENDMENTS TO THE CITY PLANNING CODE TO EXEMPT CERTAIN USES IN THE OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL ZONING DISTRICT. Specifically, the proposed changes would amend

Item #87.623T (Cont)

Sections 136, 145.2, 150 and 204 of the City Planning Code to allow in the Outer Clement Street Neighborhood Commercial District: 1) an outdoor activity area if used in connection with a commercial use on a contiguous lot and if in use since 1978; 2) such an outdoor activity area as a principal permitted use if existing prior to 1985; 3) one required off-street parking space to be used for storage for a commercial use on a contiguous lot where the storage existed prior to 1985 and is accessible from the commercial use without using any public right-of-way; and 4) storage of materials for a commercial use to be considered an accessory use if the storage occurred prior to 1985, is within 200 feet of the use to which it is accessory and accessible without using any public right-of-way, and does not conflict with street frontage provisions of the City Planning Code for Neighborhood Commercial Districts.

6:59 - 7:15 P.M.

III.A.681 - 866

Speakers: 1. Patricia Guinane - Supervisor Wendy Nelder's Aide.
2. Richard Snyder - representative of Bill's Place Restaurant.

APPROVED, RESOLUTION #11180

Vote: 7-0

30. 87.238R

(Marsh)

DIANA STREET, between Thornton and Williams Avenues - Review for consistency with the Master Plan of a partial street vacation of 40 feet of an unimproved portion of Diana Street for a length of 450 feet.

(Continued from Regular Meeting of October 1, 1987)

CONTINUED TO DECEMBER 3, 1987

VOTE: 7-0

THE COMMISSION TOOK A RECESS FROM 7:15 - 7:25 P.M.

31. 87.270CEC

(Marsh)

649 PORTOLA DRIVE, southeast corner between Teresita and O'Shaughnessy Boulevards, Lots 26, 27 and 28 in Assessor's Block 2901-A - Request for authorization of Conditional Use to permit operation between the hours of 11:00 p.m. and 2:00 a.m. within an NC-1 (Neighborhood Commercial Cluster) district. The proposal is to allow the operation of a 7-Eleven convenience store with approximately 3,000 square feet of floor area.

(Continued from Regular Meeting of October 1, 1987)

7:25 - 7:35 P.M.

III.A.872 - III.B.218

Speakers: 1. Victor Gonzalez - project sponsor. 2. Scott Greenland - Southland Corporation representative. 3. Charles Kroupa - Miraloma Park Improvement Club. 4. John O'Sullivan.

APPLICATION WITHDRAWN. NO ACTION REQUIRED.

32. 87.455I

(Casey)

PACIFIC PRESBYTERIAN MEDICAL CENTER, the southeastern three quarters of the block bounded by Sacramento Street, Webster Street and Buchanan Street, Lot 33 in Assessor's Block 636 - Public hearing on Update to Institutional Master Plan.

7:40 - 8:10 P.M.

III.B.270 - 722

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speakers: 1. Orrin Reinbolt - Pacific Presbyterian Medical Center.
2. Betty Blomberg. 3. Larry Pulliam.

PUBLIC HEARING CLOSED.

33. 87.346D

(Berkowitz)

832 NOE STREET, west side between Hill and 21st Streets, Lot 6 in Assessor's Block 3622 - Consideration of request for Discretionary Review of Building Permit Application Nos. 8705079 and 8705080 for the demolition of a two-story, single-family dwelling unit and the construction of a three-story, two dwelling unit building in an RH-2 (House, Two-Family) district.

CONTINUED TO NOVEMBER 5, 1987

VOTE: 6-0

ABSENT: COMMISSIONER NAKASHIMA

34. 87.346D

(Berkowitz)

832 NOE STREET, west side between Hill and 21st Streets, Lot 6 in Assessor's Block 3622 - Discretionary Review of Building Permit Application Nos. 8705079 and 8705080, as described above.

CONTINUED TO NOVEMBER 5, 1987

VOTE: 7-0

ABSENT: COMMISSIONER NAKASHIMA

7:30 P.M.

35. 86.58E

(Christie)

CALIFORNIA ACADEMY OF SCIENCES, Golden Gate Park, Lot 1 in Assessor's Block 1703 - Public hearing on the Draft Environmental Impact Report for the construction of 56,200 gross square feet of new floor area, renovation of approximately 49,585 gross square feet of existing area, and closure of approximately 23,800 gross square feet of existing public area. The project would not result in new construction outside the footprint of the existing facility; no additional park property would be occupied.

8:10 - 8:50 P.M.

III.B.729 - IV.A.398

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speakers: 1. Deborah Learner - Recreation and Park Department.
2. Joel Ventresca - Haight Ashbury Neighborhood Council. 3. James Kelly - California Academy of Sciences. 4. Sandy Linder. 5. Ed Hartsook. 6. Sam Diderian.

PUBLIC HEARING CLOSED.

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

36. 85.111E/85.114E (Bauman)
SUPER 8 HOTEL (85.111E), southwest corner of Mason and North Point Streets on Lot 1 of Assessor's Block 30 - Certification of the Final Environmental Impact Report for a 40-foot tall hotel with 194 rooms, 2,025 square feet of restaurant space and 68 valet parking spaces. CLARION HOTEL (85.114E), west side of Taylor Street on Lots 1, 2, 5A and 6 of Assessor's Block 29 - Certification of the Final Environmental Impact Report for a 40-foot tall hotel with 374 rooms, 9,450 square feet of restaurant space, and 3,900 square feet of retail space, 7,312 square feet of meeting space and 132 Valet parking spaces. Each project would require Conditional Use authorization. One Environmental Impact Report has been prepared for these two projects.

8:55 - 8:58 P.M.

IV.A.408 - 450

APPROVED CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT,
MOTION #11181

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

37. 85.114EC (Blazej)
500 BAY AND 2501 TAYLOR STREETS (CLARION HOTEL), the western block frontage between Bay and North Point Streets, Lots 1, 2, 5A and 6 in Assessor's Block 29 - Request for authorization of Conditional Use as a PLANNED UNIT DEVELOPMENT (PUD) to permit a 313-room hotel, with associated retail, support and parking facilities and to provide for such exceptions under PUD as may be appropriate for a project in the Northern Waterfront Special Use District Number 2, C-2 (Community Business) district, and 40-X Height and Bulk District.

8:58 - 9:00 P.M.

IV.A.451 - 510

Speaker: John Sanger - project sponsor's representative.

APPROVED WITH CONDITIONS, MOTION #11182

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

38. 85.111EC (Blazej)
2455 MASON STREET (SUPER 8 HOTEL), southwest corner between Bay and North Point Streets, Lot 1 in Assessor's Block 30 - Request for authorization of Conditional Use as a PLANNED UNIT DEVELOPMENT (PUD) to permit a 199-room hotel with associated retail, support and parking facilities and to provide for such extensions under PUD as may be appropriate for a project in the Northern Waterfront Special Use District Number 2, C-2 (Community Business) district, and 40-X Height and Bulk District.

9:00 - 9:05 P.M.

IV.A.511 - 547

Speaker: Alice Barkley - project sponsor's representative.

APPROVED WITH CONDITIONS, MOTION #11183

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

Adjourned: 9:05 P.M.

C55
#21
12/29/87

S U M M A R Y

OF THE
— SAN FRANCISCO
— CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
OCTOBER 29, 1987
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

DEC 3 1987

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NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A.013 - I.B.479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Allen, Bierman, Hemphill, Karasick, Rosenblatt and Wright.

ABSENT: Commissioner Nakashima.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 1:43 P.M.

Staff in attendance: Dean Macris - Director of Planning, George Williams - Assistant Director for Plans and Programs, Robert Passmore - Zoning Administrator, Martha Kessler, Lu Blazej, Glenda Skiffer, Scott Dowdee, Michael Berkowitz, Thomas Casey, Gerald Green, Jim Nixon, Barbara Sahm and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

1. (Kessler)
Consideration of Resolution to extend current professional services contract with Chester McGuire to April 30, 1988.

APPROVED, RESOLUTION #11184

VOTE: 6-0

ABSENT: COMMISSIONER NAKASHIMA

2. 86.85XCB (Badiner)
600 CALIFORNIA STREET, northwest corner of California and Kearny Streets, through to Sacramento Street, Lots 3 and 26 in Assessor's Block 241 - Informational presentation on Design Modifications as required under Motion No. 11073 for a building 242 feet in height (plus penthouse) along California Street with 19 stories above grade, and stepping down to a height of approximately 50 feet at Sacramento Street. The project will contain approximately 318,030 square feet gross floor area of office space which is subject to the Office Development Annual Limit. In addition, the project will contain approximately 9,165 square feet of retail space and 90,600 square feet of parking representing 232 parking spaces (50 long-term, 182 short-term) of which 37,232 square feet would count towards the

Item #86.85XCB (Cont)

project's total square footage of 355,262 applicable to the Floor Area Ratio (FAR). The project is within a 250-S Height and Bulk District and within a C-3-0 (Downtown Office) District.
(Continued from Regular Meeting of October 1, 1987)

1:45 - 2:10 P.M.

I.A.052 - 520

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

PRESENTATION GIVEN.

Speaker: Alex Ward - project architect.

NO ACTION REQUIRED.

B. COMMISSIONERS' QUESTIONS AND MATTERS

I.A.797 - 866

The Commission passed RESOLUTION #11188 congratulating and thanking Richard Hedman, Principal Planner for Urban Design with the Department of City Planning, on his retirement.

VOTE: 6-0

ABSENT: COMMISSIONER NAKASHIMA

C. PUBLIC COMMENTD. ITEMS TO BE CONTINUED

3. 87.380C

(Marsh)

1836 DIVISADERO STREET, east side between Pine and California Streets, Lot 18 in Assessor's Block 1050 - Request for authorization of Conditional Use to permit demolition of dwelling units in a two-story building located in an NC-2 (Small-Scale Neighborhood Commercial) district and to permit a NEW BUILDING containing five residential units, five off-street parking spaces and approximately 1,000 square feet of ground floor commercial space.

(Continued from Regular Meeting of October 1, 1987)

(Proposed for continuation to November 5, 1987)

CONTINUED TO NOVEMBER 5, 1987

VOTE: 6-0

ABSENT: COMMISSIONER NAKASHIMA

4. 87.114EC

(Hood)

3624 SACRAMENTO STREET, north side between Locust and Spruce Streets, Lot 7 in Assessor's Block 1011 - Request for authorization of Conditional Use to convert one second-story and one third-story dwelling unit to commercial usage in the Sacramento Street Neighborhood Commercial District.

(Continued from Regular Meeting of October 1, 1987)

(Proposed for continuation to December 3, 1987)

CONTINUED TO DECEMBER 3, 1987

VOTE: 6-0

ABSENT: COMMISSIONER NAKASHIMA

5. 85.533ZT (Bateson)
MID-MARKET AREA, generally bounded on the west by Ninth Street, on the east by Fifth Street, on the north by Market Street, and on the south by Mission and Natoma Streets - Consideration of permanent controls including amendments to the Zoning Map and City Planning Code text to reclassify the height and bulk districts for portions of Assessor's Blocks 3701, 3702, 3703, 3704 and 3725 located therein from 90-X, 120-X, 120-F, 150-S, 160-F, 180-S and 240-S to 65-X - 105-E, 90-X, 90-X - 120-F and 90-X - 150-F; and amending the text of the City Planning Code by adding Sections 263.11 and 296 to provide for exceptions to the base height limits in the Mid-Market Area and for height restrictions on structures shading United Nations Plaza.
(Public Hearing Closed and Continued from Regular Meeting of October 29, 1987)
(Proposed for continuation to December 17, 1987)

CONTINUED TO DECEMBER 17, 1987
ABSENT: COMMISSIONER NAKASHIMA

VOTE: 6-0

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

6. 87.58D (Nixon)
1926, 1928, 1930 AND 1934 BALBOA STREET, north side between 20th and 21st Avenues, Lots 17 and 20 in Assessor's Block 1563 - Consideration of final language to APPROVE Demolition Permit Application Nos. 8615048, 8615052, 8615053 and 8615953, and Building Permit Application Nos. 8615216, 8615217, 8615218 and 8615952 for construction of four, three-story duplexes after demolition of three existing structures in an RH-2 (House, Two-Family) district.
(Public Hearing Closed and Continued from Regular Meeting of October 22, 1987)

APPROVED WITH CONDITIONS, MOTION #11185
ABSENT: COMMISSIONER NAKASHIMA

VOTE: 6-0

7. 86.593TE (Pearl)
Consideration of final language to DISAPPROVE text amendments to the City Planning Code which add Section 177 thereto to require owners maintaining illegal dwelling units and other commercial space to pay relocation costs and damages to tenants displaced from such space, and amendments to Article 37 of the San Francisco Administrative Code (Residential Rent Stabilization and Arbitration Ordinance) which amend Section 37.9 thereof to permit landlords to recover possession of rental units where occupancy is not permitted by permits of record and to require owners to pay relocation costs and damages to tenants displaced from such units (Board of Supervisors' File No. 115-86-36.1).
(Public Hearing Closed and Continued from Regular Meeting of October 22, 1987)

Item #86.593TE (Cont)

Mr. Passmore stated that the time period allowed by the City Planning Code for Commission review of the legislation has passed. Therefore, the proposed legislation has been technically disapproved by the Commission.

NO FORMAL ACTION TAKEN.

F. REGULAR CALENDAR

8. 87.306Q (Skiffer)

2774 UNION STREET, north side between Baker and Broderick Streets, Lot 14 in Assessor's Block 947 - Request for an Exception from the low- and moderate-income provisions of the Subdivision Code for a previously-approved four-unit residential condominium conversion subdivision.

(Continued from Regular Meeting of October 1, 1987)

2:25 - 2:30 P.M.

I.A.685 - 750

Speaker: Russ Taplan - project sponsor's representative.

APPROVED WITH CONDITIONS, MOTION #11186

VOTE: 5-0

ABSENT: COMMISSIONERS KARASICK AND NAKASHIMA

9. 87.241ER (Dowdee)

Review for conformity with the Master Plan of proposed amendments to the Redevelopment Plan for the Western Addition Redevelopment Project Area A-2, which amendments would more closely reflect the City Planning Code's height, bulk and parking requirements; permit hotel development in the Residential High Density (RH) (on one block only); and Commercial, General Intermediate Density (CI) land use districts; permit public facilities; change the land use designation of two parcels; and add sections on hotel and apartment conversions.

(Continued from Regular Meeting of October 22, 1987)

2:30 - 2:32 P.M.

I.A.751 - 769

No public testimony received.

FOUND IN CONFORMITY WITH MASTER PLAN, RESOLUTION #11187

VOTE: 6-0

ABSENT: COMMISSIONER NAKASHIMA

10. 87.376I (Casey)

ST. MARY'S HOSPITAL, the southeastern seven-eighths of the block bounded by Hayes, Stanyan, Fulton and Shrader Streets, Lots 29A, 36 and 37 in Assessor's Block 1191 and the northwestern one-third of the block bounded by Fell, Stanyan, Hayes and Shrader Streets, Lots 11, 11A and 14 in Assessor's Block 1213 - Public hearing on update to Institutional Master Plan.

(Continued from Cancelled Meeting of October 8, 1987)

3:00 - 3:17 P.M.

I.B.337 - 599

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speakers: 1. Cathy Garzio - St. Mary's Hospital. 2. Alex Bonutti - project architect. 3. Catherine Joseph - Stanyan-Fulton Neighborhood

Item #87.376I (Cont)

Association. 4. Jim Diaz - Kaplan, McLaughlin and Diaz, architects.

PUBLIC HEARING CLOSED.

VOTE: 6-0

ABSENT: COMMISSIONER NAKASHIMA

11. 87.439C (Miller)

2120 BROADWAY, north side between Buchanan and Webster Streets, a through lot to Vallejo Street, Lot 24 in Assessor's Block 565 - Request for authorization of Conditional Use to permit a PLANNED UNIT DEVELOPMENT (PUD) for additions to and EXPANSION OF A PRIVATE ELEMENTARY SCHOOL (the Hamlin School) within an RH-2 (House, Two-Family) district. Total net-new building floor area would be 5,350 square feet devoted to a relocated library and to classrooms. (Continued from Regular Meeting of October 15, 1987)

CONTINUED TO NOVEMBER 12, 1987

VOTE: 6-0

ABSENT: COMMISSIONER NAKASHIMA

12. 87.461D (Berkowitz)

236 RANDALL STREET, north side between Whitney and Sanchez Streets, Lot 31A in Assessor's Block 6654 - Discretionary Review of Building Permit Application No. 8709134 for the construction of a THREE-AND-A-HALF STORY, TWO-FAMILY DWELLING UNIT BUILDING in an RH-2 (House, Two-Family) district. (Continued from Regular Meeting of October 15, 1987)

CONTINUED TO NOVEMBER 12, 1987

VOTE: 6-0

ABSENT: COMMISSIONER NAKASHIMA

13. 87.517D (Berkowitz)

120 WHITNEY STREET, west side between Fairmount and Randall Streets, Lot 4 in Assessor's Block 6664 - Discretionary Review of Building Permit Application No. 8708996 for CONSTRUCTION OF A THREE-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-2 (House, Two-Family) district. (Continued from Regular Meeting of October 15, 1987)

2:40 - 2:43 P.M.

I.A.870 - I.B.003

3:18 - 3:35 P.M.

I.B.603 - 842

3:55 - 3:57 P.M.

THE COMMISSION TOOK A RECESS FROM 3:35 - 3:55 P.M.

Speakers: 1. Natalia Ozernoy - project sponsor's representative. 2. Lewis Soffer (con). 3. Ron Halbert (con). 4. Earl Rocker (con).

PASSED MOTION OF INTENT TO APPROVE PERMIT TO BE REVISED

(WITH REMOVAL OF THIRD FLOOR), FINAL LANGUAGE ON

NOVEMBER 5, 1987.

VOTE: 6-0

ABSENT: COMMISSIONER NAKASHIMA

14. 87.515D (Berkowitz)

1931 GRANT AVENUE, west side between Pfeiffer and Francisco Streets, Lot 1A in Assessor's Block 54 - Consideration of request for Discretionary Review of Building Permit Application No. 8706378 for the ADDITION OF A STORY TO A SIX DWELLING UNIT RESIDENTIAL BUILDING in an RH-3 (House, Three-Family) district.

Item #87.515D (Cont)

2:45 - 3:00 P.M.

I.B.010 - 320

Speakers: 1. Greg Roth - project sponsor. 2. Greg Jones for Mrs. Vitaly (con).

MOTION TO TAKE DISCRETIONARY REVIEW FAILED BY A VOTE OF 2-4, COMMISSIONERS ALLEN, KARASICK, ROSENBLATT AND WRIGHT DISSENTING. BUILDING PERMIT APPLICATION APPROVED AS SUBMITTED.

15. 87.515D

(Berkowitz)

1931 GRANT AVENUE, west side between Pfeiffer and Francisco Streets, Lot 1A in Assessor's Block 54 - Discretionary Review of Building Permit Application No. 8706378, as described above.

DUE TO ACTION ON ITEM #14, NO ACTION ON THIS ITEM IS REQUIRED.

16. 87.588C

(Green)

3108A FILLMORE STREET, northeast corner of Filbert Street, Lot 19 in Assessor's Block 516 - Request for authorization of Conditional Use to allow the modification of an existing restaurant/bakery approved as per Board of Supervisors' File No. 37-83-2.2 within the Union Street Neighborhood Commercial District. The proposal is to transfer the operation of the establishment to another party, add to the foods which may be served on the premises, and to add beer and wine sales in approximately 950 square feet of floor area.

3:57 - 4:30 P.M.

I.B.844 - II.A.490

Speakers: 1. Catherine Gormley - project sponsor's representative. 2. Elizabeth Crawford - project sponsor. 3. Craig Brown (pro). 4. Eugene Casaretto (con). 5. Gloria Casaretto (con). 6. Lindsay Mickles (con). 7. Janet Wentworth (con). 8. Mary Campodonico (con). MOTION OF INTENT TO APPROVE APPLICATION AS SUBMITTED FAILED BY A VOTE OF 2-4, COMMISSIONERS BIERMAN, HEMPHILL, KARASICK AND ROSENBLATT DISSENTING.

PASSED MOTION OF INTENT TO APPROVE APPLICATION WITHOUT BEER AND WINE SALE (ON OR OFF-SALE), FINAL LANGUAGE ON NOVEMBER 5, 1987.

VOTE: 5-1

VOTING NO: COMMISSIONER BIERMAN

ABSENT: COMMISSIONER KARASICK

17. 87.590C

(Green)

3221 FILLMORE STREET, north side between Moulton and Greenwich Streets, Lot 5 in Assessor's Block 510 - Request for authorization of Conditional Use to allow the conversion of a former Full-Service Restaurant with Take-out Ice Cream sales to a SMALL FAST-FOOD RESTAURANT as per Section 790.90 of the City Planning Code within the Union Street Neighborhood Commercial District. The proposal is to replace a vacant full-service restaurant with a Muffin Bakery with seating for up to 18 persons in approximately 800 square feet of floor area.

Item #87.590C (Cont)

4:30 - 4:32 P.M.

II.A.491 - 517

No public testimony received.

The Commission amended conditions regarding hours of operation and items for sale.

APPROVED WITH AMENDED CONDITIONS, MOTION #11189

VOTE: 6-0

ABSENT: COMMISSIONER NAKASHIMA

18. 87.562C

(Green)

456 HAIGHT STREET, north side between Fillmore and Webster Streets, Lot 17 in Assessor's Block 849 - Request for authorization of Conditional Use to allow the construction of a mixed-use building without the required residential parking within an NC-2 (Small-Scale Neighborhood Commercial) District. The proposal is to construct a three (3) story mixed-use building on a vacant lot with ground floor commercial space and four (4) dwelling units on two floors above without the four (4) required off-street parking spaces for the proposed dwelling units.

4:33 - 4:45 P.M.

II.A.519 - 714

Speakers: 1. Sharon Morrison (con). 2. Ben Theobald (con).

3. Bruce Bauman - project sponsor.

APPROVED WITH CONDITIONS, MOTION #11190

VOTE: 5-1

VOTING NO: COMMISSIONER HEMPHILL

ABSENT: COMMISSIONER NAKASHIMA

19. 87.210D

(Nixon)

543 - 45TH AVENUE, west side between Geary Boulevard and Anza Street, Lot 6 in Assessor's Block 1499 - Consideration of request for Discretionary Review of Building Permit Application No. 8706402 for enlargement (by alteration) of a single-family structure in an RH-1 (House, One-Family) district.

(Continued from Regular Meeting of October 22, 1987)

4:50 - 4:52 P.M.

II.A.715 - 743

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 6-0

ABSENT: COMMISSIONER NAKASHIMA

20. 87.210D

(Nixon)

543 - 45TH AVENUE, west side between Geary Boulevard and Anza Street, Lot 6 in Assessor's Block 1499 - Discretionary Review of Building Permit Application No. 8706402, as described above.

(Continued from Regular Meeting of October 22, 1987)

4:52 - 5:35 P.M.

II.A. 744 - II.B.452

Speakers: 1. Mary Hanni - project architect. 2. Jerry Greenbaum

(con). 3. Gleb Belonogoff (con). 4. Ichiro Sugiyama (con). 5. Lynn

Schoen (con). 6. Michael Rowbotham (con). 7. Kathleen Cruz (con).

CONTINUED TO NOVEMBER 12, 1987

VOTE: 6-0

ABSENT: COMMISSIONER NAKASHIMA

3:00 P.M.

THE COMMISSION TOOK A RECESS FROM 5:35 - 5:50 P.M.

21. Public hearing to receive testimony on the use, by the City, of the ENVIRONMENTAL IMPACT STATEMENT (EIS) prepared by the U.S. Navy, for the HOMEPORING OF THE USS MISSOURI BATTLESHIP-BATTLE GROUP/CRUISER-DESTROYER GROUP, in accordance with Article 14 of the California Environmental Quality Act Guidelines. Written comments on this issue should be received at the Department of City Planning Offices, 450 McAllister Street, San Francisco, CA 94102, Attn: Barbara W. Sahn, Environmental Review Officer, by October 30, 1987. Following the receipt of public comments, the City Planning Commission will schedule its decision at a later date.

THE CITY PLANNING COMMISSION'S ROLE IS LIMITED TO A DETERMINATION OF THE ADEQUACY OF THE ENVIRONMENTAL DOCUMENTS. THE CITY PLANNING COMMISSION HAS NO AUTHORITY TO TAKE ACTION TO MODIFY, APPROVE OR DISAPPROVE ANY PORTIONS OF THE PROPOSED HOMEPORING PROJECT.

Copies of the Draft and Final EIS have been distributed widely by the Navy. Additional copies are available for public inspection at the San Francisco Public Library (Science & Government Documents Department) at Larkin and McAllister Streets and at the Department Offices at 450 McAllister Street (Fifth Floor Information Counter).

5:50 - 8:15 P.M.

II.B.498 - III.A.871

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speakers: 1. Jim Lazarus - Deputy Mayor. 2. Henry Morris - Chairman, USS Missouri Citizens Committee. 3. Stuart Caldwell. 4. Stuart Platt - Continental Maritime Industries. 5. Tom Butler. 6. Larry Ebersole. 7. Michael Regan for Jerry Greendorfer - San Francisco Central Labor Council. 8. Alan Ramo - Citizens for Better Environment. 9. Lee Dolson for Ken Selvedge and Tom Brown and Joe McAbee. 10. Captain Ted Crum. 11. Michael Veiluva. 12. Rick Anderson - Bay County Council of Carpenters. 13. Jane Sooby. 14. Bob Hayden - San Francisco Chamber of Commerce. 15. Deetja Boler. 16. Susan Smith. 17. Saul Bloom. 18. Andrew Lichterman. 19. Barbara George. 20. Jackie Cabasso. 21. Sue Hestor.

THE COMMISSION TOOK A RECESS FROM 7:45 - 7:50 P.M.

PUBLIC HEARING CLOSED.

VOTE: 5-0

ABSENT: COMMISSIONERS NAKASHIMA AND WRIGHT.

WRITTEN COMMENT PERIOD EXTENDED TO NOVEMBER 9, 1987

VOTE: 4-1

VOTING NO: COMMISSIONER BIERMAN

ABSENT: COMMISSIONER NAKASHIMA

Adjourned: 8:15 P.M.

SF
C55
#21
1/5/87

S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL MEETING
THURSDAY
NOVEMBER 5, 1987
450 McALLISTER STREET, ROOM 600
12:00 P.M.

ROLL CALL: City Planning Commissioners Allen, Bierman, Birrer, Hemphill,
Nakashima, Nothenberg and Rosenblatt.

12:00 P.M.

FIELD TRIP - To view the site of 701 Frederick Street - Polytechnic High
School (Case No. 85.749E2C).

CANCELLED.

DOCUMENTS DEPT.

DEC 10 1987

SAN FRANCISCO
PUBLIC LIBRARY

S U M M A R Y
OF THE
SPECIAL JOINT MEETING
OF THE
SAN FRANCISCO
RECREATION AND PARK COMMISSION
AND
CITY PLANNING COMMISSION
THURSDAY
NOVEMBER 5, 1987
ROOM 282, CITY HALL
1:30 P.M.

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A.013 - I.B.479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: City Planning Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, Rosenblatt and Wright.

Recreation and Park Commissioners Eickman, Friend, Harris, Meyer and Rodriguez.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY CITY PLANNING COMMISSION PRESIDENT ROSENBLATT AND RECREATION AND PARK COMMISSION PRESIDENT FRIEND AT 1:45 P.M.

Staff in attendance: Dean Macris - Director of Planning, George Williams - Assistant Director for Plans and Programs, Amit Ghosh, Rana Ahmadi, Paul Lord and Lori Yamauchi - Administrative Secretary.

Public hearing to consider standards for implementing Section 295 (Proposition K - Sunlight Ordinance) for 14 parks located in the Downtown area. (Ghosh/Ahmadi)

I.A.049 - II.A.218
Amit Ghosh reviewed the criteria and standards recommended by the staffs of the Departments of City Planning and Recreation and Park for significant shadow on 14 parks located in the Downtown area. He stated the basic premise of the recommended standards was the following: 1) in any park with more than 40% foot-hours in shadow, no new shadow would be allowed, 2) any park with 10-40% foot-hours in shadow would be governed by a 0.1% additional shadow-hours limit, and 3) any park with less than 10% foot-hours in shadow would be governed by a 1% additional shadow-hours limit.

Speakers: 1. Edward Helfeld - San Francisco Redevelopment Agency. 2. Jeffrey White - O'Donnell, Hopkins and Partners. 3. Brooks Walker - San Francisco Museum of Modern Art. 4. John Holzclaw - Sierra Club. 5. Betty Landis. 6. Zane Gresham. 7. Jeffrey Heany. 8. Terry Ow-Wing - Better Parks and Recreation in Chinatown. 9. David Prowler - Chinatown Resource Center. 10. Bob McCarthy - representing Pine-Kearny Street properties. 11. Joe Kaufman.

Commissioner Rosenblatt said that the proposed shadow budget limits are too tight, and asked that larger alternative limits be presented to the Commissions. He also asked that the staffs use recently completed buildings near parks as examples of property which would have to undergo Proposition K shadow impact review by both Commissions.

Adjourned: 4:00 P.M.

S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
NOVEMBER 5, 1987
ROOM 282, CITY HALL
3:00 P.M.

PRESENT: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, Rosenblatt and Wright.

3:00 P.M.

MEETING WAS CALLED TO ORDER AT 4:15 P.M.

Staff in attendance: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Jim Nixon, Carol Roos, Inge Horton, Gerald Green, David Hood, Vincent Marsh and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

1. 87.544CE (Green)
4782 MISSION STREET, west side between Onondaga Avenue and Leo Street, Lot 35 in Assessor's Block 6956 - Request for authorization of Conditional Use to construct a four (4) story over basement mixed use building on a lot over 10,000 square feet in size within an NC-3 (Moderate-Scale Neighborhood Commercial) District. The proposal is to construct a four-story over basement building containing 13 basement level off-street parking spaces, 4,050 square feet of ground floor commercial area (designed for two tenants) and 41 dwelling units on three (3) floors above devoted entirely to the elderly on a 13,733 square foot lot.
(Proposed for continuation to November 12, 1987)

CONTINUED TO NOVEMBER 12, 1987

VOTE: 7-0

2. 87.421C (Hood)
621-623 TARAVAL STREET, south side between 16th and 17th Avenues, Lot 41 in Assessor's Block 2409 - Request for authorization of Conditional Use to CONVERT A SECOND-STORY DWELLING UNIT IN AN EXISTING BUILDING TO OFFICE USE in an NC-2 (Small-Scale Neighborhood Commercial) district.
(Proposed for continuation to November 19, 1987)

CONTINUED TO NOVEMBER 19, 1987

VOTE: 7-0

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

3. 87.517D (Berkowitz)
120 WHITNEY STREET, west side between Fairmount and Randall Streets, Lot 4 in Assessor's Block 6664 - Consideration of final language to APPROVE Building Permit Application No. 8708996 for CONSTRUCTION OF A TWO-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-2 (House, Two-Family) district.
(Public Hearing Closed and Continued from Regular Meeting of October 29, 1987)

APPROVED WITH CONDITIONS, MOTION #11191

VOTE: 7-0

4. 87.588C (Green)
3108A FILLMORE STREET, northeast corner of Filbert Street, Lot 19 in Assessor's Block 516 - Consideration of final language to APPROVE without beer and wine sales the authorization of Conditional Use to allow the modification of an existing restaurant/bakery approved as per Board of Supervisors File No. 37-83-2.2 within the Union Street Neighborhood Commercial District. The proposal is to transfer the operation of the establishment to another party, add to the foods which may be served on the premises, and to add beer and wine sales in approximately 950 square feet of floor area.
(Public Hearing Closed and Continued from Regular Meeting of October 29, 1987)

APPROVED WITH CONDITIONS, MOTION #11192

VOTE: 7-0

F. REGULAR CALENDAR

5. 87.62D (Nixon)
679 - 20TH AVENUE, west side between Cabrillo and Balboa Streets, Lot 5K in Assessor's Block 1624 - Discretionary Review of Building Permit Application No. 8615673 for construction of a three-story, two-unit structure after demolition of the existing structure in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of October 22, 1987)

4:18 - 4:20 P.M.

II.A.302 - 332

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11193

VOTE: 7-0

6. 87.415D (Nixon)
1254 - 18TH AVENUE, east side between Lincoln Way and Irving Street, Lot 46 in Assessor's Block 1733 - Discretionary Review of Demolition Permit Application No. 8708695 and Building Permit Application No. 8707430 for construction of a three-story, five dwelling unit structure after demolition of the existing two-story, single-family structure with detached garage in an RM-1 (Residential-Mixed, Low Density) district.
(Continued from Regular Meeting of October 22, 1987)

Item #87.4150 (Cont)

4:21 - 4:35 P.M.

II.A.333 - 568

Speakers: 1. Jeremy Kotas - project architect. 2. Mary Cotter - project sponsor. 3. Erica Cowan (con). 4. Jean Florence (con). 5. W. S. McClure (con). 6. Jung Pok (con).

APPROVED FOUR UNITS WITH CONDITIONS, MOTION #11194

VOTE: 7-0

7. 87.4180

(Nixon)

240 - 4TH AVENUE, east side between Cornwall and Clement Streets, Lot 40 in Assessor's Block 1430 - Consideration of request for Discretionary Review of Building Permit Application No. 8707497 for construction of a four-story, three dwelling unit structure after demolition of the existing two-story, two-family structure in an RM-1 (Mixed-Residential, Low Density) district.

(Continued from Regular Meeting of October 22, 1987)

CONTINUED TO NOVEMBER 12, 1987

VOTE: 7-0

8. 87.4180

(Nixon)

240 - 4TH AVENUE, east side between Cornwall and Clement Streets, Lot 40 in Assessor's Block 1430 - Discretionary Review of Building Permit Application No. 8707497, as described above.

(Continued from Regular Meeting of October 22, 1987)

CONTINUED TO NOVEMBER 12, 1987

VOTE: 7-0

9. 86.414E

(Roos)

SAN FRANCISCO AUTOMART, 1675 HOWARD STREET, Lots 20, 21, 22, 27, 29, 30, 31, 32, 34, and 37 in Assessor's Block 3515 - Appeal of Preliminary Negative Declaration on the proposed rehabilitation of a former dairy building and remodelling of other buildings on the property including interior expansion, for use as an auto sales and service center with showroom space; service, parts and body shops; and 68 parking and 240 vehicle storage spaces, involving demolition of a metal awning on the north side of the main building on site, a portion of a metal building at the center of the site, and a shed. Total building area would be about 80,800 gross sq. ft. of which 9,000 gross sq. ft. would be net new space (12,300 gross sq. ft. new construction - 3,300 gross sq. ft. to be demolished).

(Continued from Regular Meeting of October 22, 1987)

4:40 - 5:18 P.M.

II.A.635 - II.B.299

Speakers: 1. Sue Hestor - San Franciscans for Reasonable Growth. 2. David Spero - North Mission Association. 3. Brian Doohan. 4. Isabel Ugat - South of Market Planning Alliance. 5. Tricia James - South of Market Business Association. 6. Ron Greenspan - project sponsor. 7. John Sanger - project sponsor's representative.

DENIED APPEAL OF NEGATIVE DECLARATION, MOTION #11195

VOTE: 6-1

VOTING NO: COMMISSIONER BIERMAN

10. 87.581Z (Horton)
NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT: Area generally bounded by Filbert, Grant, Broadway and Powell Streets, including all of Assessor's Block 117 and 130 and portions of Assessor's Blocks 101, 103, 116, 118, 129, 131, 146, 147, and 148 - Consideration of proposed amendments to the Zoning Map to RECLASSIFY property from 65-A-1 to 40-X Height and Bulk District, and amendments to Section 253.1 of the City Planning Code, deleting all references to the North Beach Neighborhood Commercial District from the 65-A-1 Height and Bulk District.

5:18 - 5:34 P.M.

II.A.592-630 II.B.301-520

Speakers: 1. Peter Aramis (con). 2. Jane Winslow - Telegraph Hill Dwellers (pro). 3. Jim Lew - North Beach Neighbors (pro). 4. David Prowler - Chinatown Resource Center (con). 5. Howard Strassner (pro).
CONTINUED TO NOVEMBER 12, 1987 VOTE: 7-0

11. 86.555C (Green)
2727 - 14TH AVENUE, westerly corner at West Portal Avenue, Lot 2 in Assessor's Block 2483 - Request for authorization of Conditional Use to permit the establishment of a Business or Professional Service, as defined by Section 790.108 of the City Planning Code, in approximately 2,500 square feet of floor area within the West Portal Avenue Neighborhood Commercial District. The proposal is to allow a Business or Professional office (i.e. architectural firm, accountant real estate firm, law office) in approximately 2,500 square feet on the ground floor of a one (1) story building now under construction per City Planning Commission Motion No. 10935.

5:30 - 5:46 P.M.

II.B.521 - 778

Speakers: 1. Harry O'Brien - project sponsor's representative. 2. Everett Merriman - project sponsor. 3. Howard Strassner - Greater West Portal Neighborhood Association (con).
PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE ON
NOVEMBER 12, 1987. VOTE: 5-2
VOTING NO: COMMISSIONERS BIERMAN AND NAKASHIMA

12. 87.325C (McDonald)
897 CALIFORNIA STREET, southeast corner at Powell Street, Lot 16 in Assessor's Block 256 - Request for authorization of Conditional Use to permit CONSTRUCTION OF A 16-UNIT RESIDENTIAL STRUCTURE EXCEEDING A HEIGHT OF 40 FEET in an RM-4 (Mixed-Residential, High Density) district and the Nob Hill Special Use District with a Height and Bulk designation of 65-A.
(Continued from Regular Meeting of October 22, 1987)

CONTINUED TO NOVEMBER 12, 1987

VOTE: 7-0

5:30 P.M.

13. 87.233CZ (Hood)
1660 SACRAMENTO STREET, north side between Polk and Larkin Streets,
Lot 12 in Assessor's Block 621 - Request to reclassify property from
an RM-3 (Mixed-Residential, Medium Density) district to the Polk
Street Neighborhood Commercial District.

5:55 - 6:12 P.M.

II.B.810 - III.A.115

Speakers: 1. Wayne Rieke - project sponsor's representative. 2.
Helen Shimano (con). 3. Ruth Roberts (con).

DISAPPROVED, RESOLUTION #11196

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND ROSENBLATT

14. 87.380C (Marsh)
1836 DIVISADERO STREET, east side between Pine and California
Streets, Lot 18 in Assessor's Block 1050 - Request for authorization
of Conditional Use to permit demolition of dwelling units in a
two-story building located in an NC-2 (Small-Scale Neighborhood
Commercial) district and to permit a NEW BUILDING containing five
residential units, five off-street parking spaces and approximately
1,000 square feet of ground floor commercial space.
(Continued from Regular Meeting of October 29, 1987)

6:12 - 6:30 P.M.

III.A.117 - 391

Speakers: 1. Bill Lim - project architect. 2. Mary Jane Staymates -
Western Addition Neighborhood Association (con). 3. Mr. Kubiak
(con). 4. Noni Richen - Planning Association for Divisadero Street.
5. Charles Bush. 6. John Lau - project sponsor's representative. 7.
Sharon So (con). 8. Calvin Lau (con). 9. Elisa Grant (con).

CONTINUED TO NOVEMBER 12, 1987

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND ROSENBLATT

15. 87.401REC (Marsh)
2444-2470 CALIFORNIA STREET, north side between Fillmore and Steiner
Streets, Lots 9 and 9A in Assessor's Block 635 - Request for
authorization of Conditional Use to create a metered parking lot for
60 vehicles to be operated by the City Parking Authority after
demolition of a two-story commercial garage building within the Upper
Fillmore Neighborhood Commercial District (NCD).

6:30 - 6:40 P.M.

III.A.392 - 570

Speakers: 1. Ray King - San Francisco Parking Authority. 2. Howard
Thompson - Fillmore Merchants and Improvement Association (pro). 3.
Max Cologna (pro). 4. Mary Jane Staymates.

CONTINUED TO NOVEMBER 19, 1987

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND ROSENBLATT

16. 87.346D (Berkowitz)
832 NOE STREET, west side between Hill and 21st Streets, Lot 6 in
Assessor's Block 3622 - Consideration of request for Discretionary
Review of Building Permit Application Nos. 8705079 and 8705080 for

Item #87.346D (Cont)

the demolition of a two-story, single-family dwelling unit and the CONSTRUCTION OF A THREE-STORY, TWO DWELLING UNIT BUILDING in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of October 22, 1987)

CONTINUED TO DECEMBER 10, 1987

VOTE: 7-0

17. 87.346D (Berkowitz)
832 NOE STREET, west side between Hill and 21st Streets, Lot 6 in Assessor's Block 3622 - Discretionary Review of Building Permit Application Nos. 8705079 and 8705080, as described above.
(Continued from Regular Meeting of October 22, 1987)

CONTINUED TO DECEMBER 10, 1987

VOTE: 7-0

18. 87.168D (Berkowitz)
820 DOLORES STREET, west side between 21st and 22nd Streets, Lots 94 and 95 in Assessor's Block 3619 - Consideration of request for Discretionary Review of Building Permit Application No. 8701648 for the CONSTRUCTION OF A DECK AND A FENCE in an RH-3 (House, Three-Family) district.

CONTINUED TO DECEMBER 10, 1987

VOTE: 7-0

19. 87.168D (Berkowitz)
820 DOLORES STREET, west side between 21st and 22nd Streets, Lots 94 and 95 in Assessor's Block 3619 - Discretionary Review of Building Permit Application No. 8701648, as described above.

CONTINUED TO DECEMBER 10, 1987

VOTE: 7-0

Adjourned: 6:40 P.M.

SF
C55

#21

11/12/87

S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
NOVEMBER 12, 1987
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

DEC 10 1987

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NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A.013 - I.B.479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, Rosenblatt and Wright.

12:00 NOON

FIELD TRIP - To view the site of 201 Raccoon Drive (Case No. 87.575D).

In Attendance: Commissioners Allen, Bierman, Nakashima, Rosenblatt and Wright.

COMPLETED

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 1:55 P.M.

Staff in attendance: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, George Williams - Assistant Director for Plans and Programs, Inge Horton, Gerald Green, Michael Berkowitz, Jim Nixon, Barry Pearl, Larry Badiner, Sharon Rogers, Vincent Marsh and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

Mr. Passmore and Mr. Green reported on the processing of Conditional Use applications in the Neighborhood Commercial Districts during the period of August to October. The 14 applications received took an average of 50 days to process, aside from any review of building permit applications.

B. COMMISSIONERS' QUESTIONS AND MATTERS

Commissioner Bierman asked that service station demolition permit applications be brought to the Commission under Discretionary Review. Mr. Passmore replied that he would review the possibility with the Director of the Department of Public Works.

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

1. 87.418D (Nixon)
240 - 4TH AVENUE, east side between Cornwall and Clement Streets, Lot 40 in Assessor's Block 1430 - Consideration of request for Discretionary Review of Building Permit Application No. 8707497 for construction of a four-story, three dwelling unit structure after demolition of the existing two-story, two family structure in an RM-1 (Mixed Residential, Low Density) district.
(Continued from Regular Meeting of November 5, 1987)
(Proposed for continuation to December 3, 1987)

CONTINUED TO DECEMBER 3, 1987
ABSENT: COMMISSIONER HEMPHILL

VOTE: 6-0

2. 87.418D (Nixon)
240 - 4TH AVENUE, east side between Cornwall and Clement Streets, Lot 40 in Assessor's Block 1430 - Discretionary Review of Building Permit Application No. 8707497, as described above.
(Continued from Regular Meeting of November 5, 1987)
(Proposed for continuation to December 3, 1987)

CONTINUED TO DECEMBER 3, 1987
ABSENT: COMMISSIONER HEMPHILL

VOTE: 6-0

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

3. 86.555C (Green)
2727 - 14TH AVENUE, westerly corner at West Portal Avenue, Lot 2 in Assessor's Block 2483 - Consideration of final language to APPROVE the authorization of Conditional Use to permit the establishment of a Business or Professional Service, as defined by Section 790.108 of the City Planning Code, in approximately 2,500 square feet of floor area within the West Portal Avenue Neighborhood Commercial District. The proposal is to allow a Business or Professional Office (i.e. architectural firm, accountant real estate firm, law office) in approximately 2,500 square feet on the ground floor of a one (1) story building now under construction per City Planning Commission Motion No. 10935.
(Public Hearing Closed and Continued from Regular Meeting of November 5, 1987)

APPROVED WITH CONDITIONS, MOTION #11197
VOTING NO: COMMISSIONERS BIERMAN AND NAKASHIMA
ABSENT: COMMISSIONER HEMPHILL

VOTE: 4-2

F. REGULAR CALENDAR

4. 87.581Z (Horton)
NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT, Area generally bounded by Filbert, Grant, Broadway and Powell Streets, including all of Assessor's Block 117 and 130 and portions of Assessor's Blocks 101, 103, 116, 118, 129, 131, 146, 147, and 148 - Consideration of proposed amendments to the Zoning Map to RECLASSIFY property from 65-A-1 to 40-X Height and Bulk District, and amendments to Section 253.1, of the City Planning Code, deleting all references to the North Beach Neighborhood Commercial district from the 65-A-1 Height and Bulk District.

(Continued from Regular Meeting of November 5, 1987)

2:10 - 2:15 P.M.

I.A.264 - 351

No public testimony received.

APPROVED, RESOLUTION #11198

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

5. 87.439C (Miller)
2120 BROADWAY, north side between Buchanan and Webster Streets, a Through lot to Vallejo Street; Lot 24 in Assessor's Block 565 - Request for authorization of Conditional Use to permit a PLANNED UNIT DEVELOPMENT (PUD) for additions to and EXPANSION OF A PRIVATE ELEMENTARY SCHOOL (the Hamlin School) within an RH-2 (House, Two-Family) district. Total net-new building floor area would be 5,350 square feet devoted to a relocated library and to classrooms.
(Continued from Regular Meeting of October 29, 1987)

CONTINUED TO DECEMBER 3, 1987

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

6. 87.461D (Berkowitz)
236 RANDALL STREET, north side between Whitney and Sanchez Streets, Lot 31A in Assessor's Block 6654 - Discretionary Review of Building Permit Application No. 8709134 for the construction of a THREE-AND-A-HALF STORY, TWO FAMILY DWELLING UNIT BUILDING in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of October 29, 1987)

2:15 - 2:50 P.M.

I.A.352 - 823

Speakers: 1. Alice Barkley - project sponsor's representative. 2. June Becker (con). 3. Al Ujcic (con). 4. Paul Holzman (pro). 3. Mrs. Johansen (pro). 6. Charles Atkinson (pro). 7. Mrs. John Woolley, Sr. 8. John Woolley, Sr. 9. Mrs. Al Ujcic (con).

MOTION TO APPROVE BUILDING WITH CHANGES RECOMMENDED BY STAFF (I.E. REMOVAL OF TOP FLOOR) FAILED BY A VOTE OF 2-4, COMMISSIONERS ALLEN, KARASICK, NAKASHIMA AND ROSENBLATT DISSENTING.

PASSED MOTION OF INTENT TO APPROVE IN ITS LATEST REVISED FORM (I.E. 28 FT. HEIGHT, 7 FT. SUB-BASEMENT HEIGHT, ETC.), FINAL LANGUAGE ON NOVEMBER 19, 1987.

VOTE: 4-2

VOTING NO: COMMISSIONERS BIERMAN AND WRIGHT

ABSENT: COMMISSIONER HEMPHILL

7. 87.386D (Nixon)
544 - 2ND AVENUE, east side between Anza and Balboa Streets, Lot 38 in Assessor's Block 1544 - Discretionary Review of Building Permit Application No. 8706021 for an alteration resulting in the addition of one dwelling unit after major alteration to the existing three-story, single family structure in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of October 22, 1987)

2:50 - 3:30 P.M.

I.A.824 - I.B.555

Speakers: 1. Norman Lew - project sponsor's representative. 2. Jonathan Bulkley - Planning Association for the Richmond (con). 3. Ann Green (con). 4. Christine Tanner (con). 5. Jake McGoldrick - Richmond Community Association (con). 6. Joyce Chen - project architect. 4. Mary Anne Miller (con).

PASSED MOTION OF INTENT TO APPROVE WITH REMOVAL OF 9 FT. EXTENSION INTO REAR YARD, ADDITION OF CONDITIONS SPECIFYING PROJECT AS TWO-STORY-OVER-GARAGE BUILDING AND TYPE OF SIDING; REVISED PLANS AND FINAL LANGUAGE TO BE BROUGHT TO COMMISSION ON OR AFTER DECEMBER 3, 1987.

VOTE: 7-0

THE COMMISSION TOOK A RECESS FROM 3:30 TO 3:45 P.M.

8. 87.193D (Nixon)
766 - 41ST AVENUE, east side between Balboa and Cabrillo Streets, Lot 11 in Assessor's Block 1604 - Consideration of request for Discretionary Review of Building Permit Application No. 8702999 for construction of a three-story, two dwelling unit structure after demolition of the existing structure in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of October 22, 1987)

3:45 - 4:00 P.M.

I.B.584 - 819

Speakers: 1. Lois Miyashiro - Richmond Residents Council (con). 2. Alice Barkley - project sponsor's representative. 3. Patrick Lynch - Richmond Residents Council (con).

PASSED MOTION TO TAKE DISCRETIONARY REVIEW.

VOTE: 7-0

9. 87.193D (Nixon)
766 - 41ST AVENUE, east side between Balboa and Cabrillo Streets, Lot 11 in Assessor's Block 1604 - Discretionary Review of Building Permit Application No. 8702999, as described above.
(Continued from Regular Meeting of October 22, 1987)

4:00 - 4:30 P.M.

I.B. 820 - II.A.294

Speakers: 1. Lois Miyashiro - Richmond Residents Council (con). 2. Brian Fewer (con). 3. Jonathan Bulkley - Planning Association for the Richmond (con). 4. Nancy Miyashiro (con). 5. Myron Chan (con). 6. John Bardis - Inner Sunset Action Committee (con). 7. Alice Barkley - project sponsor's representative.

THE COMMISSIONERS COMMENTED ON PROJECTIONS INTO REAR YARD, SETBACK ON SIDE ADJOINING NEIGHBOR'S YARD AND HEIGHT.

CONTINUED TO DECEMBER 17, 1987

VOTE: 7-0

10. 87.210D (Nixon)
543 - 45TH AVENUE, west side between Geary Boulevard and Anza Street,
Lot 6 in Assessor's Block 1499 - Discretionary Review of Building
Permit Application No. 8706402 for enlargement (by alteration) of a
single family structure in a RH-1 (House, One-Family) district.
(Continued from Regular Meeting of October 22, 1987)

4:36 - 5:20 P.M. II.A.411 - II.B.107
Speakers: 1. Mary Hanni - project architect. 2. Kathleen Cruise
(con). 3. Lynn Chan (con). 4. Michael Rowbotham (con). 5. Jonathan
Bulkley - Planning Association for the Richmond (con).

MOTION TO APPROVE PROJECT IN REVISED FORM, AS RECOMMENDED BY STAFF
(I.E. 55% LOT COVERAGE WITH 8 FT. EXTENSION INTO REAR YARD) FAILED BY
A VOTE OF 3-4, COMMISSIONERS BIERMAN, HEMPHILL, NAKASHIMA AND WRIGHT
DISSENTING.

CONTINUED TO NOVEMBER 19, 1987

VOTE: 7-0

THE COMMISSION TOOK A RECESS FROM 5:20 TO 5:35 P.M.

11. 87.544CE (Green)
4782 MISSION STREET, west side between Onondaga Avenue and Leo
Street, Lot 35 in Assessor's Block 6956 - Request for authorization
of Conditional Use to construct a four (4) story over basement mixed
use building on a lot over 10,000 square feet in size within an NC-3
(Moderate-Scale Neighborhood Commercial) District. The proposal is
to construct a four story over basement building containing 13
basement level off-street parking spaces, 4,050 square feet of ground
floor commercial area (designed for two tenants) and 41 dwelling
units on three (3) floors above devoted entirely to the elderly on a
13,733 square foot lot.
(Continued from Regular Meeting of November 5, 1987)

4:32 - 4:35 P.M.

II.A.363 - 396

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11199

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

12. 87.428P (Green)
1582 - 48TH AVENUE, easterly side between Kirkham and Lawton Streets,
Lot 25 in Assessor's Block 1893 - Request for Coastal Zone Permit to
allow construction of a new two (2) story over basement two family
residential building within the RH-2 (House, Two-Family) district.
The proposal is to replace the existing one story over basement
single family dwelling with the new two story over basement building.

5:35 - 5:48 P.M.

II.B.112 - 395

Speakers: 1. Tony Wee - project sponsor. 2. Roselyn Ellis (con).
3. Harold Sillman (con).

APPROVED WITH AMENDED CONDITIONS (WITH REMOVAL OF EXTENSION INTO REAR
YARD), MOTION #11201

VOTE: 7-0

13. 87.425P (Green)
1762 GREAT HIGHWAY, easterly side between Moraga and Noriega Streets, Lot 30 in Assessor's Block 2001 - Request for Coastal Zone Permit to allow construction of a new three (3) story over basement two family residential building within the RH-2 (House, Two-Family) district. The proposal is to replace the existing one-story single family dwelling with the new three story over basement building.

5:50 - 6:15 P.M.

II.B.396 - 745

Speakers: 1. David Johnson - project sponsor. 2. Philip Sowers - project architect/sponsor.

PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE ON
NOVEMBER 19, 1987.

VOTE: 7-0

14. 87.460C (Pearl)
146 PERALTA AVENUE, north side between Florida and York Streets, Lot 13 in Assessor's Block 5514 - Request for authorization of Conditional Use to establish legal use of a third dwelling unit, installed without benefit of permit, on a lot having 4,500 square feet in an RH-2 (House, Two-Family) district.

6:15 - 6:35 P.M.

II.B.750 - III.A.120

Items 14 and 15 were heard together.

Speakers: 1. Stephen Antonaros - project sponsor's representative.
2. Virgilio Cordoba - project sponsor. 3. David Morgenstern (pro).
4. Manny Rodriguez (pro).

PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE ON
NOVEMBER 19, 1987

VOTE: 7-0

15. 87.460V (Pearl)
146 PERALTA AVENUE, north side between Florida and York Streets, Lot 13 in Assessor's Block 5514 - Request for Variance to permit the construction of a stairway and landing in the required open area between the two residential structures on the lot when City Planning Code Section 140 requires that all dwelling units face a street, alley or inner court at least 25 feet in every horizontal dimension.

6:15 - 6:35 P.M.

II.B.750 - III.A.120

Items 14 and 15 were heard together. See Item 14 for speakers.

PUBLIC HEARING CLOSED BY ZONING ADMINISTRATOR. NO COMMISSION ACTION
REQUIRED.

THE COMMISSION TOOK A RECESS FROM 6:35 TO 6:50 P.M.

4:00 P.M.

16. 86.382C (Badiner)
77 DOW PLACE, west side of Second Street between Folsom and Harrison Streets and east side of Hawthorne Street between Folsom and Harrison Streets, Lot 2 in Assessor's Block 3750 - Request for authorization of Conditional Use to permit residential uses within an M-1 (Light Industrial) district. The project would contain up to 85 dwelling

Item #86.382C (Cont)

units, up to 86 parking spaces and approximately 2,410 square feet of neighborhood-serving retail uses within a 130 foot high building. The project is located within an M-1 (Light Industrial) district and a 130-G Height and Bulk District.

4:35 - 4:36 P.M.

II.A.398 - 410

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11200

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

17. 85.649CEZR

(Rogers)

701 FREDERICK STREET, south side between Willard Street and Arguello Boulevard, Lot 34 in Block 1265, site of the old Polytechnic High School which occupied the center of the block bounded by Frederick and Carl Streets - Request for authorization of Conditional Use to permit a PLANNED UNIT DEVELOPMENT (PUD) of 114 dwelling units on a lot having 114,750 square feet and proposing an EXCEPTION FROM THE PLANNING CODE REQUIREMENTS FOR REAR YARDS in an RH-3 (House, Three-Family) district with a 40-X Height and Bulk designation.

6:50 - 8:15 P.M.

III.A.127 - III.B.601

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

THE COMMISSION PASSED A MOTION TO ALLOW COMMISSIONER BIERMAN TO ABSTAIN BY A VOTE OF 6-0.

Speakers: 1. Don Turner - project sponsor. 2. William Redican - Kezar-Poly Neighborhood Association. 3. Calvin Welch - ISHA Poly Coalition (pro). 4. Elise Rossen - Mayor's Office of Housing and Economic Development. 5. Marcia Rosen (pro). 6. Geraldine Johnson (pro). 7. Dale Carlson (pro). 8. John Sepatian. 9. Uranie Fung (pro). 10. Preston Stedman (con). 11. Jessica Justino (con). 12. Walter Park - Independent Housing Services.

PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE ON

DECEMBER 3, 1987.

VOTE: 6-0

ABSTAINED: COMMISSIONER BIERMAN

18. 87.380C

(Marsh)

1836 DIVISADERO STREET, east side between Pine and California Streets, Lot 18 in Assessor's Block 1050 - Request for authorization of Conditional Use to permit demolition of dwelling units in a two-story building located in an NC-2 (Small-Scale Neighborhood Commercial) district and to permit a NEW BUILDING containing five residential units, five off-street parking spaces and approximately 1,000 square feet of ground floor commercial space.

(Continued from Regular Meeting of November 5, 1987)

CONTINUED TO NOVEMBER 19, 1987

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

19. 87.401REC (Marsh)
2444-2470 CALIFORNIA STREET, north side between Fillmore and Steiner Streets, Lots 9 and 9A in Assessor's Block 635 - Request for authorization of Conditional Use to create a metered parking lot for 60 vehicles to be operated by the City Parking Authority after demolition of a two-story commercial garage building within the Upper Fillmore Neighborhood Commercial District (NCD).
(Continued from Regular Meeting of November 5, 1987)

CONTINUED TO NOVEMBER 19, 1987
ABSENT: COMMISSIONER HEMPHILL

VOTE: 6-0

20. 85.484E (Maltzer)
SOUTHWEST SEWAGE TREATMENT PLANT, east of The Great Highway and south of the San Francisco Zoo, a portion of Assessor's Block 7281 - Public hearing on the Draft Environmental Impact Report for the proposed construction of partially above ground and partially underground sewage treatment facility.
NOTE: Written comments on the Draft Environmental Impact Report will be accepted until November 23, 1987.

8:35 - 9:20 P.M.

III.B.807 - IV.A.631

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speakers: 1. Todd Cockburn - San Francisco Clean Water Program. 2. Deborah Learner - San Francisco Department of Recreation and Park. 3. Saul Kitchener - San Francisco Zoological Society. 4. Margaret Berks - San Francisco Zoological Society Board of Directors. 5. Linda Taylor - Citizens for a Better Zoo. 6. Nancy Schofield. 7. Scott Hilyard - California National Guard. 8. Virginia Handley - Animal Control and Welfare Commission. 9. Sandra Keller - Citizens for a Better Zoo. 10. Thomas Dame. 11. Richard Travis - Citizens for a Better Zoo.

PUBLIC HEARING CLOSED.

VOTE: 7-0

21. 87.153EC (McDonald)
714 STOCKTON STREET, east side between California and Sacramento Streets, Lot 15 in Assessor's Block 242 - Request for authorization of Conditional Use to permit construction of a 12-unit building EXCEEDING 40 FEET IN HEIGHT on a lot having 3,093 square feet of area in an RM-4 (Mixed Residential, High Density) district with a 65-A Height and Bulk designation.

8:20 - 8:35 P.M.

III.B.626 - 806

Items 21 and 22 were heard together.

Speakers: 1. August Strotz - project sponsor. 2. Jerry Gains (con).
APPROVED WITH CONDITIONS, MOTION #11202

VOTE: 7-0

22. 87.153V (McDonald)
714 STOCKTON STREET, east side, north of California Street, Lot 15 in Assessor's Block 242 - Request for REAR YARD VARIANCE for the construction of a new 12-unit building on the subject property in an RM-4 (Mixed Residential, High Density) district. The ground floor parking garage level would cover 100 percent of the lot and a portion of this level would extend a full floor above grade into the required rear yard area. The Planning Code requires all parking located within the rear yard to be situated totally below grade and at least 15 feet from the rear property line.

8:20 - 8:35 P.M.

III.B.626 - 806

Items 21 and 22 were heard together. See Item 21 for speakers.

PUBLIC HEARING CLOSED BY ZONING ADMINISTRATOR. NO COMMISSION ACTION REQUIRED.

23. 87.325C (McDonald)
897 CALIFORNIA STREET, southeast corner at Powell Street, Lot 16 in Assessor's Block 256 - Request for authorization of Conditional Use to permit CONSTRUCTION OF A 16-UNIT RESIDENTIAL STRUCTURE EXCEEDING A HEIGHT OF 40 FEET in an RM-4 (Mixed Residential, High Density) district and the Nob Hill Special Use District with a Height and Bulk designation of 65-A.
(Continued from Regular Meeting of November 5, 1987)

CONTINUED TO DECEMBER 3, 1987

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

24. 87.575D (McDonald)
201 RACCOON DRIVE, north side of Twin Peaks Boulevard, Lot 44 in Assessor's Block 2719B - Consideration of request for Discretionary Review of Building Permit Application No. 8711134 for the construction of a single family dwelling.

CONTINUED TO NOVEMBER 19, 1987

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

25. 87.575D (McDonald)
201 RACCOON DRIVE, north side of Twin Peaks Boulevard, Lot 44 in Assessor's Block 2719B - Discretionary Review of Building Permit Application No. 8711134, as described above.

CONTINUED TO NOVEMBER 19, 1987

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

Adjourned: 9:20 P.M.

SF
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21

11/19/87

Special

S U M M A R Y

OF THE
SPECIAL JOINT MEETING
OF THE
SAN FRANCISCO
RECREATION AND PARK COMMISSION
AND
CITY PLANNING COMMISSION
THURSDAY
NOVEMBER 19, 1987
HALL OF FLOWERS
SAN FRANCISCO COUNTY FAIR BUILDING
9TH AVENUE AND LINCOLN WAY
1:00 P.M.

DOCUMENTS DEPT.

DEC 15 1987

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ROLL CALL: City Planning Commissioners Allen, Bierman, Birrer, Hemphill,
Nakashima, Nothenberg and Rosenblatt.

Recreation and Park Commissioners Eickman, Friend, Harris,
McAteer, Meyer, Mori and Rodriguez.

1:00 P.M.

1. Consideration of standards for implementing Section 295
(Proposition K - Sunlight Ordinance) for 14 parks located in the
Downtown area.

CANCELLED

SF
C55
#21
11/19/87

S U M M A R Y
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
NOVEMBER 19, 1987
ROOM 282, CITY HALL
3:00 P.M.

DOCUMENTS DEPT.
DEC 15 1987
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NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A.013 - I.B.479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, Rosenblatt and Wright.

3:00 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 3:05 P.M.

Staff in attendance: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Lois Scott, David Hood, Glenda Skiffer, Irene Nishimura, Gerald Green, Jonathan Malone, Vincent Marsh, Jim Miller, Jim Nixon, Thomas Casey, Lu Blazej, Ivan Christie, Larry McDonald and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

1. 87.701T (Scott)
FLOOR AREA RATIO (FAR) TEXT AMENDMENTS - Resolution of intent to initiate text amendments to Section 124 of the City Planning Code which would reduce Floor Area Ratio limits in C-M districts; would remove FAR provisions for temporary superseded districts in Chinatown and would delete provisions related to commercially zoned lots nearer to C-3 districts than to any R districts. (This action would not approve the amendments but requires a future Public Hearing on the proposed amendments. This future hearing is tentatively scheduled for December 10, 1987.)

APPROVED, RESOLUTION #11203 VOTE: 7-0

Mr. Passmore reported that the Board of Supervisors voted to sustain the Commission's approval of the Conditional Use authorization for Thrifty's Drug Store at 1700 Haight Street. Also, the Board of Permit Appeals overturned the Commission's disapproval of the building permit application at 2744 Green Street. The Board's approval of the permit required modifications to the proposed additional floor.

Mr. Passmore also reported that the Land Use Committee of the Board of Supervisors would be hearing on Tuesday, November 24, the following

Item #87.701T (Cont)

matters: ratification of the Richmond/Sunset Interim Controls, the city-wide residential demolition moratorium, North Beach height limits, amendments to the Administrative Code regarding development agreements. Commissioner Bierman asked that the development agreement legislation be brought to the Commission.

B. COMMISSIONERS' QUESTIONS AND MATTERSC. PUBLIC COMMENT

Sue Hestor asked that the response document on the USS Missouri Homeporting Environmental Impact Statement (EIS) be available to the public by noon, Wednesday, November 25.

D. ITEMS TO BE CONTINUED

2. 87.387D (Nixon)
858 - 44TH AVENUE, east side between Cabrillo and Fulton Streets, Lot 30B in Assessor's Block 1686 - Consideration of request for Discretionary Review of Building Permit Application No. 8707129 for alterations resulting in the addition of one story and one unit to a single-family structure in an RH-2 (House, Two-Family) district.
(Proposed for continuation to December 3, 1987)

CONTINUED TO DECEMBER 3, 1987

VOTE: 7-0

3. 87.387D (Nixon)
858 - 44TH AVENUE, east side between Cabrillo and Fulton Streets, Lot 30B in Assessor's Block 1686 - Discretionary Review of Building Permit Application No. 8707129, as described above.
(Proposed for continuation to December 3, 1987)

CONTINUED TO DECEMBER 3, 1987

VOTE: 7-0

4. 87.609D (Nixon)
365 - 30TH AVENUE, west side between California and Clement Streets, Lot 8 in Assessor's Block 1403 - Consideration of request for Discretionary Review of Building Permit Application No. 8707797, proposing the addition of one story to the existing single-family structure in an RH-2 (House, Two-Family) district.
(Proposed for continuation to December 10, 1987)

CONTINUED TO DECEMBER 10, 1987

VOTE: 7-0

5. 87.609D (Nixon)
365 - 30TH AVENUE, west side between California and Clement Streets, Lot 8 in Assessor's Block 1403 - Discretionary Review of Building Permit Application No. 8707797, as described above.
(Proposed for continuation to December 10, 1987)

CONTINUED TO DECEMBER 10, 1987

VOTE: 7-0

6. 87.414D (Nixon)
623 - 22ND AVENUE, west side between Balboa and Cabrillo Streets,
Lot 3 in Assessor's Block 1622 - Consideration of request for
Discretionary Review of Building Permit Application No. 8706937
proposing the addition of one floor and one dwelling unit to the
existing one-story-over-garage single-family structure in an RH-2
(House, Two-Family) district.
(Proposed for continuation to December 10, 1987)

CONTINUED TO DECEMBER 10, 1987

VOTE: 7-0

7. 87.414D (Nixon)
623 - 22ND AVENUE, west side between Balboa and Cabrillo Streets,
Lot 3 in Assessor's Block 1622 - Discretionary Review of Building
Permit Application No. 8706937, as described above.
(Proposed for continuation to December 10, 1987)

CONTINUED TO DECEMBER 10, 1987

VOTE: 7-0

8. 87.380C (Marsh)
1836 DIVISADERO STREET, east side between Pine and California
Streets, Lot 18 in Assessor's Block 1050 - Request for authorization
of Conditional Use to permit demolition of dwelling units in a
two-story building located in an NC-2 (Small-Scale Neighborhood
Commercial) district and to permit a NEW BUILDING containing five
residential units, five off-street parking spaces and approximately
1,000 square feet of ground floor commercial space.
(Continued from Regular Meeting of November 12, 1987)
(Proposed for indefinite continuation)

CONTINUED TO DECEMBER 10, 1987

VOTE: 7-0

E. CONSIDERATION OF FINDINGS AND FINAL MOTION: PUBLIC HEARING CLOSED

9. 87.461D (Berkowitz)
236 RANDALL STREET, north side between Whitney and Sanchez Streets,
Lot 31A in Assessor's Block 6654 - Consideration of final language to
APPROVE Building Permit Application No. 8709134 for the construction
of a THREE-AND-A-HALF STORY, TWO-FAMILY DWELLING UNIT BUILDING in an
RH-2 (House, Two-Family) district.
(Public Hearing Closed and Continued from Regular Meeting of
November 12, 1987)

The Commission passed a motion to allow Commissioner Hemphill to
abstain by a vote of 7-0.

APPROVED WITH CONDITIONS, MOTION #11204

VOTE: 4-2

VOTING NO: COMMISSIONERS BIERMAN AND WRIGHT

ABSTAINED: COMMISSIONER HEMPHILL

10. 87.425P (Green)
1762 GREAT HIGHWAY, easterly side between Moraga and Noriega Streets,
Lot 30 in Assessor's Block 2001 - Consideration of final language to
APPROVE a Coastal Zone Permit to allow construction of a new three
(3) story over basement two-family residential building within the
RH-2 (House, Two-Family) district. The proposal is to replace the
existing one-story single-family dwelling with the new three-story
over basement building.
(Public Hearing Closed and Continued from Regular Meeting of
November 12, 1987)

APPROVED WITH CONDITIONS, MOTION #11205

VOTE: 7-0

11. 87.460C (Pearl)
146 PERALTA AVENUE, north side between Florida and York Streets,
Lot 13 in Assessor's Block 5514 - Consideration of final language to
APPROVE the authorization of Conditional Use to establish legal use
of a third dwelling unit, installed without benefit of permit, on a
lot having 4,500 square feet in an RH-2 (House, Two-Family) district.
(Public Hearing Closed and Continued from Regular Meeting of
November 12, 1987)

APPROVED WITH CONDITIONS, MOTION #11206

VOTE: 7-0

F. REGULAR CALENDAR

12. 87.421C (Hood)
621-623 TARAVAL STREET, south side between 16th and 17th Avenues, Lot 41 in Assessor's Block 2409 - Request for authorization of
Conditional Use to CONVERT A SECOND-STORY DWELLING UNIT IN AN
EXISTING BUILDING TO OFFICE USE in an NC-2 (Small-Scale Neighborhood
Commercial) district.
(Continued from Regular Meeting of November 5, 1987)

3:32 - 3:40 P.M.

I.A.447 - 553

Speakers: 1. Helen Barkley - Greater West Portal Neighborhood
Association (con). 2. Irene Bricca (con). 3. Helen Nash - Greater
West Portal Neighborhood Association (con).

DISAPPROVED, MOTION #11207

VOTE: 7-0

13. 87.397C (Hood)
239 CHESTER AVENUE, east side between Payson Street and Palmetto
Avenue, Lot 31 in Assessor's Block 7129 - Request for authorization
of Conditional Use to permit the subdivision of one lot into two
lots, one of which would have a width less than the Code required
width of 25 feet and could contain only a single-family house.

3:40 - 3:55 P.M.

I.A.554 - 760

Speakers: 1. Gabriel Ng - project sponsor's representative. 2.
Robert Goldy (con).

CONTINUED TO DECEMBER 17, 1987

VOTE: 6-1

VOTING NO: COMMISSIONER WRIGHT

14. 87.447SS (Skiffer)
2901 - 19th AVENUE, southwest corner at Sloat Boulevard, Lot 1 in Assessor's Block 7203 - Review for consistency with the Planning Code and the Master Plan a proposed three-lot subdivision in an RH-1(D) (House, One-Family Detached Dwellings) district. THIS IS A JOINT HEARING WITH THE DEPARTMENT OF PUBLIC WORKS.

4:12 - 4:16 P.M.

I.A.762 - 806

Speakers: 1. George Mattis - Merced Manor Property Owners Association. 2. William Maneri (con).

CONTINUED TO DECEMBER 3, 1987

VOTE: 7-0

15. 87.645S (Skiffer)
4400 - 25TH STREET, northwest corner at Douglass Street, Lot 17 in Assessor's Block 6504 - Review for consistency with the Planning Code and the Master Plan a proposed two-lot subdivision in an RH-2 (House, Two-Family) district. THIS IS A JOINT HEARING WITH THE DEPARTMENT OF PUBLIC WORKS.

4:17 - 4:33 P.M.

I.A.807 - I.B.171

Speakers: 1. John Rodelo - project sponsor. 2. John South (con). 3. Dan Excelsior (con).

Joseph Pelayo of the Department of Public Works (DPW) reported that DPW is prepared to approve the subdivision if the City Planning Commission finds the subdivision consistent with the Master Plan.

PASSED MOTION FINDING SUBDIVISION INCONSISTENT WITH MASTER PLAN, MOTION #11208

VOTE: 6-1

VOTING NO: COMMISSIONER KARASICK

16. 87.674C (Nishimura)
3349 - 18TH STREET, southeast corner at Capp Street, Lot 65 in Assessor's Block 3590 - Request for authorization of Conditional Use to operate a nonconforming small fast-food restaurant as defined in City Planning Code Section 790.90 (seating capacity for up to 32 persons and approximately 1,120 square feet for the entire restaurant space) within a Nonconforming Use with a 1993 termination date in an RH-3 (House, Three-Family) district.

4:33 - 4:35 P.M.

I.B.173 - 193

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11209

VOTE: 7-0

17. 85.466EC (Green)
1398 VALENCIA STREET, northeast corner at 25th Street, Lots 30 and 31 in Assessor's Block 6514 - Request for authorization of Conditional Use to modify a project previously approved by City Planning Commission Motion No. 10618 within the Valencia Street Neighborhood Commercial District. The proposal is to convert four rooms previously approved as common recreation/social rooms to dwelling units, raising the total number of dwelling units (devoted to elderly tenants) from 26 to 30.

Item #85.466EC (Cont)

4:35 - 4:50 P.M.

I.B.194 - 483

Speakers: 1. David Bidler - project sponsor. 2. Chris Sarinaros (con). 3. John Stewart - project architect.

APPROVED WITH CONDITIONS, MOTION #11210

VOTE: 7-0

18. 86.57RL

(Malone)

2501 - 25TH STREET, SFFD ENGINE COMPANY NO. 37, TRUCK COMPANY NO. 9, Lot 1 in Assessor's Block 4279 - Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of the above-referenced site as a landmark pursuant to Article 10 of the City Planning Code.

4:53 - 5:00 P.M.

I.B.486 - 578

Items 18 and 19 were heard together.

Speaker: Mark Ryser - Foundation for San Francisco's Architectural Heritage (pro).

APPROVED, RESOLUTION #11211

VOTE: 7-0

19. 86.57RL

(Marsh)

2501 - 25TH STREET, FIRE DEPARTMENT BUREAU OF EQUIPMENT STORAGE FACILITY, south side between San Bruno Avenue and U.S. Highway 101, Lot 1 in Assessor's Block 2479 - Review for consistency with the Master Plan of a proposal to acquire a portion of Block 4279 located directly behind the Bureau of Equipment on land owned by Caltrans. The subject property is located in a P (Public Use) district. (SAME AS ABOVE)

4:53 - 5:00 P.M.

I.B.486 - 578

Items 18 and 19 were heard together.

Speaker: Mark Ryser - Foundation for San Francisco's Architectural Heritage (pro).

FOUND CONSISTENT WITH MASTER PLAN

VOTE: 7-0

20. 86.52RL

(Malone)

1648 PACIFIC AVENUE, SFFD ENGINE COMPANY NO. 8, TRUCK COMPANY NO. 4, Lot 11 in Assessor's Block 574 - Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of the above-referenced site as a landmark pursuant to Article 10 of the City Planning Code.

5:00 - 5:01 P.M.

I.B.578 - 594

Items 20 and 21 were heard together.

No public testimony received.

APPROVED, RESOLUTION #11212

VOTE: 7-0

21. 86.52RL

(Marsh)

1648 PACIFIC AVENUE, FIRE DEPARTMENT STATION NO. 4, north side between Polk Street and Van Ness Avenue, Lot 11 in Assessor's Block 574 - Review for consistency with the Master Plan of a proposal to sell Fire Department surplus property located in the Polk Street Neighborhood Commercial District (NCD). (SAME AS ABOVE)

Item #86.52RL (Cont)

5:00 - 5:01 P.M.

I.B.578 - 594

Items 20 and 21 were heard together.

No public testimony received.

FOUND CONSISTENT WITH MASTER PLAN

VOTE: 7-0

22. 87.401REC

(Marsh)

2444-2470 CALIFORNIA STREET, north side between Fillmore and Steiner Streets, Lots 9 and 9A in Assessor's Block 635 - Request for authorization of Conditional Use to create a metered parking lot for 60 vehicles to be operated by the City Parking Authority after demolition of a two-story commercial garage building within the Upper Fillmore Neighborhood Commercial District (NCD).

(Continued from Regular Meeting of November 12, 1987)

5:01 - 5:25 P.M.

I.B.595 - 866

Speakers: 1. Pamela Duffy - property Duffy's representative (con). 2. Ray King - Director of San Francisco Parking Authority. 3. Mark Ryser - Foundation for San Francisco's Architectural Heritage. 4. Drew Anderson (con). 5. Bill Dyott (con). 6. Cayo Murgueifio (con). 7. Susan Basho (pro). 8. Yvonne Laube (pro). 9. Alice Barkley (pro).

CONTINUED TO DECEMBER 3, 1987

VOTE: 7-0

4:30 P.M.

23. 87.321EC

(Miller)

2938-2970 WASHINGTON STREET, north side between Broderick and Divisadero Streets, Lots 10 and 12 in Assessor's Block 980 - Request for authorization of Conditional Use to permit a PLANNED UNIT DEVELOPMENT FOR EXPANSION OF AND ADDITIONS TO A PRIVATE ELEMENTARY (K-8) SCHOOL (The Waldorf School) in an RM-1 (Mixed Residential, Low Density) district and an NC-1 (Neighborhood Commercial Cluster) district.

5:29 - 6:30 P.M.

II.A.000 - III.B.019

Speakers: 1. Jonathan Malone - Secretary to the Landmarks Preservation Advisory Board. 2. Robert Meyers - project sponsor's representative. 3. Robert Meek - Waldorf School. 4. Peter Van Dyne - project architect. 5. Kate Holly (con). 6. Peter Persley (pro). 7. Karen Apana (pro).

PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE ON
DECEMBER 3, 1987

VOTE: 7-0

24. 87.210D

(Nixon)

543 - 45TH AVENUE, west side between Geary Boulevard and Anza Street, Lot 6 in Assessor's Block 1499 - Discretionary Review of Building Permit Application No. 8706402 for enlargement (by alteration) of a single-family structure in an RH-1 (House, One-Family) district.

(Continued from Regular Meeting of November 12, 1987)

CONTINUED TO DECEMBER 3, 1987

VOTE: 7-0

25. 86.660D (Nixon)
175 - 29TH AVENUE, west side between Lake Street and McLaren Avenue,
Lot 4 in Assessor's Block 1329 - Consideration of request for
Discretionary Review of Building Permit Application No. 8609301 for a
three-story addition at the rear of a single-family structure in an
RH-1(D) (House, Single-Family, Detached) district.
(Continued from Regular Meeting of October 1, 1987)

6:45 - 7:40 P.M.

III.B.024 - 798

Speakers: 1. Jon Tolson (pro - DR). 2. Gershon Levinson (pro -
DR). 3. Bob Cronholm (pro - DR). 4. Martin Macks (pro - DR). 5.
Susie Cronholm (pro - DR). 6. Leslie Wheeler (pro - DR). 7. Paul
Vida (pro - DR). 8. Liva Tolson (pro - DR). 9. Peter Hanson -
project sponsor's representative. 10. Claire Pilcher - project
sponsor's representative. 11. Rick Swig - project sponsor.

MOTION TO TAKE DISCRETIONARY REVIEW FAILED BY A VOTE OF 2-5,
COMMISSIONERS ALLEN, HEMPHILL, KARASICK, ROSENBLATT AND WRIGHT
DISSENTING.

PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW.

VOTE: 5-2

VOTING NO: COMMISSIONERS BIERMAN AND NAKASHIMA

26. 86.660D (Nixon)
175 - 29TH AVENUE, west side between Lake Street and McLaren Avenue,
Lot 4 in Assessor's Block 1329 - Discretionary Review of Building
Permit Application No. 8609301, as described above.
(Continued from Regular Meeting of October 1, 1987)

DUE TO ACTION ON ITEM 25, NO ACTION ON THIS ITEM IS NECESSARY.

27. 87.505EZ (Casey)
2129-2177 GREENWICH STREET, south side between Fillmore and Webster
Streets, Lots 24, 24a, 25, 26, 27, 27a, 27b, 27c, 28, 28a, 29, 31,
34, 35 and 36 in Assessor's Block 516 - Request to RECLASSIFY said
lots from an RH-2 (House, Two-Family) district to an RH-3 (House,
Three-Family) district.

7:40 - 7:49 P.M.

III.B.799 - III.A.042

Speakers: 1. Bruce Bauman - project architect. 2. David Sierria -
project sponsor. 3. Gloria Casaretto (pro).

APPROVED (ALL LOTS EXCLUDING LOTS 30 AND 31),
RESOLUTION #11213

VOTE: 7-0

28. 87.699D (Casey)
36 CUMBERLAND STREET, north side between Dolores and Guerrero
Streets, Lot 49A in Assessor's Block 3598 - Consideration of request
for Discretionary Review of Building Permit Application No. 8712877
to convert five dwelling units to four dwelling units in an RH-3
(House, Three-Family) district.

7:49 - 7:50 P.M.

III.A.045 - 059

PASSED MOTION TO TAKE DISCRETIONARY REVIEW.

VOTE: 7-0

29. 87.699D (Casey)
36 CUMBERLAND STREET, north side between Dolores and Guerrero Streets, Lot 49A in Assessor's Block 3598 - Discretionary Review of Building Permit Application No. 8712877, as described above.

7:50 - 7:57 P.M.

III.A.060 - 212

Speakers: 1. Ron Wallace - project architect. 2. Erwin Stierle (pro).

MOTION TO DISAPPROVE FAILED BY A VOTE OF 3-4, COMMISSIONERS ALLEN, HEMPHILL, KARASICK AND ROSENBLATT DISSENTING.

PASSED MOTION TO RESCIND VOTE ON TAKING

DISCRETIONARY REVIEW

VOTE: 4-3

VOTING NO: COMMISSIONERS BIERMAN, NAKASHIMA AND WRIGHT

30. 86.414D (Blazej)
1675 HOWARD STREET, SAN FRANCISCO AUTOMART, southeast corner of Howard and 13th Streets, Lots 20-22, 27, 29-32, 34 and 37 in Assessor's Block 3515 - Consideration of Discretionary Review of Building Permit Application No. 8715736 for the remodelling of a former dairy building and other buildings on the property for use as an auto sales and service center, with 68 parking and 240 vehicle storage spaces, after the demolition of a metal awning on the north side of the main building on site, a portion of a metal building at the center of the site and a shed.

7:58 - 9:00 P.M.

III.A.213 - III.B.243

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speakers: 1. Ron Greenspan - project sponsor. 2. Sue Hestor (pro - DR). 3. Polytimi Reif (con - DR). 4. David Spero - North Mission Association (pro - DR). 5. John Sanger - project sponsor's representative. 6. Brian Doohan (pro - DR).

PASSED MOTION TO TAKE DISCRETIONARY REVIEW.

VOTE: 7-0

31. 86.414D (Blazej)
1675 HOWARD STREET, SAN FRANCISCO AUTOMART, southeast corner of Howard and 13th Streets, Lots 20-22, 27, 29-32, 34 and 37 in Assessor's Block 3515 - Discretionary Review of Building Permit Application No. 8715736, as described above.

7:58 - 9:00 P.M.

III.A.213 - III.B.243

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

See Item 30 for speakers.

Following discussion of condition #8 relating to a study of traffic circulation in the project vicinity, amended language to condition #8 was proposed by staff.

APPROVED WITH AMENDED CONDITIONS, MOTION #11214

VOTE: 7-0

THE COMMISSION TOOK A RECESS FROM 9:00 to 9:10 P.M.

32. 87.651E (Christie)
Appeal of Preliminary Negative Declaration on proposed CITY-WIDE RESIDENTIAL DEMOLITION MORATORIUM - Interim Controls: Proposed twelve-month interim zoning controls which would prohibit the demolition of any residential structure and prohibit any major alteration of a residential structure.

10:15 - 10:40 P.M.

IV.A.253 - IV.B.598

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speakers: 1. Alice Barkley (pro - appeal). 2. Carol Marcus - American Institute of Architects, San Francisco Chapter (pro - appeal). 3. Jerry Klein (pro - appeal). 4. Richard Hannum - S.F. American Institute of Architects (pro - appeal). 5. Joe O'Donoghue - Council of Construction Associations (pro - appeal). 6. Jake McGoldrick - Richmond Community Association (con - appeal). 7. Lois Miyashiro - Richmond Residents Council (con - appeal). 8. John Bardis - Inner Sunset Action Committee (con - appeal).

CONTINUED TO DECEMBER 10, 1987

VOTE: 5-1

VOTING NO: COMMISSIONER BIERMAN

ABSENT: COMMISSIONER WRIGHT

33. 87.575D (McDonald)
201 RACCOON DRIVE, north side of Twin Peaks Boulevard, Lot 44 in Assessor's Block 2719B - Consideration of request for Discretionary Review of Building Permit Application No. 8711134 for the construction of a single-family dwelling.
(Continued from Regular Meeting of November 12, 1987)

9:10 - 9:12 P.M.

III.B.252 - 268

PASSED MOTION TO TAKE DISCRETIONARY REVIEW.

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

34. 87.575D (McDonald)
201 RACCOON DRIVE, north side of Twin Peaks Boulevard, Lot 44 in Assessor's Block 2719B - Discretionary Review of Building Permit Application No. 8711134, as described above.
(Continued from Regular Meeting of November 12, 1987)

9:12 - 10:10 P.M.

III.A.269 - IV.A.125

Speakers: 1. Ramona - Twin Peaks Council (con). 2. Jerry Klein - project sponsor's representative. 3. Henry Falchetti (con). 4. Benito Noyola - Twin Peaks Improvement Association (con). 5. Viola Falchetti (con). 6. Armin Perlmutter (con). 7. John Lau - project sponsor. 8. Ronald Katz (pro). 9. Terry Woods (con). 10. Alex Carter (pro). 11. Mike Feldman - project sponsor.

CONTINUED TO JANUARY 7, 1988

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

Adjourned: 11:40 P.M.

SAN FRANCISCO
CITY PLANNING COMMISSION
NOTICE OF CANCELLATION
OF THE
REGULAR MEETING
THURSDAY
NOVEMBER 26, 1987

Due to the Thanksgiving Day holiday, the Regular Meeting of the City Planning Commission scheduled for Thursday, November 26, 1987 has been cancelled.

Lori Yamauchi
Secretary

CPC 216

SF
C55
#21
12/3/87

S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
DECEMBER 3, 1987
ROOM 282, CITY HALL
1:30 P.M.

DEC 24 1987

SAN FRANCISCO
PUBLIC LIBRARY

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A.013 - I.B.479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, Rosenblatt and Wright.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 1:43 P.M.

Staff in attendance: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, George Williams - Assistant Director for Plans and Programs, Calvin Malone, Susana Montana, Barbara Sahm, Jim Miller, Irene Nishimura, Vincent Marsh, Larry Badiner, Jim Nixon, David Hood and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

1.

(C. Malone)

Informational presentation on Civic Center Development Program and presentation by representative of American Institute of Architects on design guidelines for the Civic Center.

1:43 - 2:25 P.M.

I.A.014 - 697

Calvin Malone of the Department of City Planning staff presented a summary of the Civic Center Development Program Plan. Peter Henschel of the Mayor's Office commented on potential financing sources. Representatives of the San Francisco Chapter of the American Institute of Architects (AIA) gave a presentation on their recommendations contained in the report, "The San Francisco Civic Center: A Study in Urban Form", October 1987. They included: Richard Watson, Alex Bonutti and Clark Manus. George Rockrise, representing the San Francisco Arts Commission, asked the Planning Commission to adopt the urban design guidelines recommended in the AIA report.

NO ACTION REQUIRED.

2. 85.237ETZ

(Montana)

SOUTH OF MARKET AREA: Area generally bounded by Mission, Duboce Avenue/Thirteenth, Townsend and First Streets, excluding the area of Yerba Buena Center, and including Assessor's Blocks 3515 through 3525, 3528, 3726 through 3732, 3753 through 3762, 3775 through 3779, 3784 through 3788 and portions of Assessor's Blocks 3509, 3510, 3511, 3703, 3704, 3725, 3726, 3733, 3749, 3750, 3752, 3763, 3764, 3774, 3780, 3781 and 3789 - RESOLUTION OF INTENT TO INITIATE AN EXTENSION TO INTERIM ZONING CONTROLS for a six-month period beyond the current 18-month period which will expire in April 1988 for the South of Market area. The six-month extension would continue the present interim controls in effect for a period up to but not exceeding 24 months as provided pursuant to Section 306.7(h) of the City Planning Code. Staff will make an informational presentation to the Commission but no public testimony will be taken. A public hearing is proposed to be scheduled for December 17, 1987.

2:25 - 2:30 P.M.

I.A.698 - 725

No public testimony received.

APPROVED, RESOLUTION #11215

VOTE: 7-0

2a.

(Williams)

Informational presentation on the Van Ness Avenue Plan, including amendments to the Master Plan and the City Planning Code.

III.A.727 - 839

PRESENTATION GIVEN. NO ACTION REQUIRED AT THIS HEARING.

Mr. Passmore reported that on Monday, December 7, the Board of Supervisors will consider two matters heard by the Land Use Committee: 1) 90-day freeze order suspending action on all residential demolition and major alteration permit applications filed since August 27, and 2) Bernal Heights Special Use District imposing more restrictive interim controls on height, rear yard, parking and floor area.

B. COMMISSIONERS' QUESTIONS AND MATTERSC. PUBLIC COMMENT

2:40 - 3:25 P.M.

I.B.111 - 681

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Testimony was received on the use of the USS Missouri Homeporting Environmental Impact Statement (EIS) as the City's Environmental Impact Report (EIR), Item 7 on this Calendar. Since the Commission closed the public hearing on this matter on October 29, members of the public chose to speak on the matter during the Public Comment period, as provided for in the Commission's rules and regulations.

C. PUBLIC COMMENTS (Cont)

Speakers: 1. Andrew Lichterman - Western States Legal Foundation. 2. Andrew Eisman. 3. Virginia Fusco - Marina Civic Improvement Association. 4. Sue Hestor. 5. Susan Smith. 6. Jackie Cabasso. 7. Barbara George. 8. Deetje Boler.

D. ITEMS TO BE CONTINUED

3. 87.401REC (Marsh)
2444-2470 CALIFORNIA STREET, north side between Fillmore and Steiner Streets, Lots 9 and 9A in Assessor's Block 635 - Request for authorization of Conditional Use to create a metered parking lot for 60 vehicles to be operated by the City Parking Authority after demolition of a two-story commercial garage building within the Upper Fillmore Neighborhood Commercial District (NCD).
(Continued from Regular Meeting of November 19, 1987)
(Proposed for indefinite continuation)

CONTINUED INDEFINITELY

VOTE: 7-0

E. CONSIDERATION OF FINAL MOTION; PUBLIC HEARING CLOSED

4. 87.386D (Nixon)
544 - 2ND AVENUE, east side between Anza and Balboa Streets, Lot 38 in Assessor's Block 1544 - Consideration of final language to APPROVE Building Permit Application No. 8706021 for an alteration resulting in the addition of one dwelling unit after major alteration to the existing three-story, single-family structure in an RH-2 (House, Two-Family) district.
(Public Hearing Closed and Continued from Regular Meeting of November 12, 1987)

CONTINUED TO DECEMBER 10, 1987

VOTE: 7-0

5. 85.649CEZR (Rogers)
701 FREDERICK STREET, south side between Willard Street and Arguello Boulevard, Lot 34 in Assessor's Block 1265, site of the old Polytechnic High School which occupied the center of the block bounded by Frederick and Carl Streets - Consideration of final language to APPROVE the authorization of Conditional Use to permit a PLANNED UNIT DEVELOPMENT of 114 dwelling units on a lot having 114,750 square feet and proposing an EXCEPTION FROM THE PLANNING CODE REQUIREMENTS FOR REAR YARDS in an RH-3 (House, Three-Family) district with a 40-X Height and Bulk designation.
(Public Hearing Closed and Continued from Regular Meeting of November 12, 1987)

CONTINUED TO DECEMBER 17, 1987

VOTE: 7-0

6. 87.321EC (Miller)
2938-2970 WASHINGTON STREET, north side between Broderick and Divisadero Streets, Lots 10 and 12 in Assessor's Block 980 - Consideration of final language to APPROVE the authorization of Conditional Use to permit a PLANNED UNIT DEVELOPMENT FOR EXPANSION OF AND ADDITIONS TO A PRIVATE ELEMENTARY (K-8) SCHOOL (The Waldorf School) in an RM-1 (Mixed Residential, Low Density) district and an NC-1 (Neighborhood Commercial Cluster) district.
(Public Hearing Closed and Continued from Regular Meeting of November 19, 1987)

APPROVED WITH CONDITIONS, MOTION #11217

VOTE: 7-0

F. REGULAR CALENDAR

7. (Sahm/Bauman)
Consideration of the use, by the City, of the ENVIRONMENTAL IMPACT STATEMENT (EIS) prepared by the U.S. Navy, for the HOMEPORING OF THE USS MISSOURI BATTLESHIP-BATTLE GROUP/CRUISER-DESTROYER GROUP, in accordance with Article 14 of the California Environmental Quality Act Guidelines.

THE CITY PLANNING COMMISSION'S NOTE IS LIMITED TO A DETERMINATION OF THE ADEQUACY OF THE ENVIRONMENTAL DOCUMENTS. THE CITY PLANNING COMMISSION HAS NO AUTHORITY TO TAKE ACTION TO MODIFY, APPROVE OR DISAPPROVE ANY PORTIONS OF THE PROPOSED HOMEPORING PROJECT.

Copies of the Draft and Final EIS have been distributed widely by the Navy. Additional copies are available for public inspection at the San Francisco Public Library (Science and Government Documents Department) at Larkin and McAllister Streets and at the Department Offices at 450 McAllister Street (Fifth Floor Information Counter).

3:28 - 3:50 P.M.

I.B.694 - II.A.114

Commissioner Bierman made extensive comments on the document, "USS Missouri Homeporting, Public Review Comments and Department Responses", dated November 25, 1987.

THE COMMISSION PASSED A MOTION TO ALLOW COMMISSIONER WRIGHT TO ABSTAIN BY A VOTE OF 7-0.

APPROVED CITY'S USE OF ENVIRONMENTAL IMPACT STATEMENT (EIS)

AS THE CITY'S ENVIRONMENTAL IMPACT REPORT (EIR),

RESOLUTION #11216.

VOTE: 5-1

VOTING NO: COMMISSIONER BIERMAN

ABSTAINED: COMMISSIONER WRIGHT

THE COMMISSION TOOK A RECESS FROM 3:50 TO 4:05 P.M.

8. 87.447SS (Skiffer)
2901 - 19TH AVENUE, southwest corner at Sloat Boulevard, Lot 1 in Assessor's Block 7203 - Review for consistency with the Planning Code and the Master Plan a proposed three-lot subdivision in an RH-1(D) (House, One-Family Detached Dwellings) district. THIS IS A JOINT HEARING WITH THE DEPARTMENT OF PUBLIC WORKS.
(Continued from Regular Meeting of November 19, 1987)

CONTINUED TO JANUARY 21, 1988

VOTE: 7-0

9. 87.651E (Christie)
Appeal of Preliminary Negative Declaration on proposed CITY-WIDE RESIDENTIAL DEMOLITION MORATORIUM - Interim Controls: Proposed twelve-month interim zoning controls which would prohibit the demolition of any residential structure and prohibit any major alteration of a residential structure.
(Continued from Regular Meeting of November 19, 1987)

THE ITEM WAS PLACED ON THE CALENDAR IN ERROR. THE MATTER WAS CONTINUED TO DECEMBER 10, 1987.

10. 85.424C (Nishimura)
291 - 30TH STREET, south side between Church and Chenery Streets, Lot 49 in Assessor's Block 6656 - Request for authorization of Conditional Use to extend the business operation hours from closing time of 10:00 p.m. to closing time of 11:30 p.m. Sunday through Thursday and midnight Friday and Saturday of a nonconforming full service (waiter service) restaurant in an RH-2 (House, Two-Family) district.

4:10 - 4:17 P.M.

II.A.200 - 343

Speaker: Chrissa Roukes - project sponsor.

APPROVED WITH AMENDED CONDITIONS (the approved hours of operation were 6:00 a.m. to 11:00 p.m., Sunday through Thursday, and 6:00 a.m. to 12:00 midnight, Friday and Saturday), MOTION #11218. VOTE: 7-0

11. 87.439C (Miller)
2120 BROADWAY, north side between Buchanan and Webster Streets, a through lot to Vallejo Street, Lot 24 in Assessor's Block 565 - Request for authorization of Conditional Use to permit a PLANNED UNIT DEVELOPMENT (PUD) for additions to and EXPANSION OF A PRIVATE ELEMENTARY SCHOOL (the Hamlin School) within an RH-2 (House, Two-Family) district. Total net new building floor area would be 5,350 square feet devoted to a relocated library and to classrooms.
(Continued from Regular Meeting of November 12, 1987)

4:18 - 7:05 P.M.

II.A.349 - III.A.731

THE COMMISSION TOOK A RECESS FROM 5:32 TO 5:47 P.M.

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Item #87.439C (Cont)

Speakers: 1. Arlene Hogan - Hamlin School representative. 2. Piero Patri - project architect. 3. Jack Herbert - project architect. 4. Terry O'Hara - ERP Associates, shadow study consultant. 5. Rolf Lewis (con). 6. Mark Schwartz (pro). 7. David Pratt (pro). 8. Catalina Perez (pro). 9. Raymonde Kramlich (pro). 10. Sheillah Blunk (pro). 11. Dan Runbaugh (pro). 12. Jean Skellenger (pro). 13. Ann Yamagami (pro). 14. Marilyn Warden (pro). 15. Simon Michael (pro). 16. Kathleen Dixon (pro). 17. Susan Kroes (pro). 18. Chris Tompkin (pro). 19. Donna Balsamo (pro). 20. Donald Wyler (pro). 21. Harvey Davis (con). 22. Timothy Brown (pro). 23. Steve Cowell (pro). 24. Donald Wasserman (con). 25. Pat Astro (con). 26. Leslie Fono (con). 27. Robert Beale (con). 28. Nanna Lewis (con). 29. Fred McMillan (con). 30. Kuen Lee (con).

PASSED MOTION OF INTENT TO APPROVE WITH CONDITIONS (INCLUDING REDUCTION OF BUILDING WITH TERRACING ON WEST SIDE AND/OR HEIGHT REDUCTION, 400-STUDENT LIMIT OF ENROLLMENT, LIMIT OF 86 NON-SCHOOL EVENTS PER YEAR SUBJECT TO 10:00 P.M. WEEKDAY ENDING TIME AND 12:00 MIDNIGHT WEEKEND ENDING TIME), FINAL LANGUAGE ON DECEMBER 10, 1987.
VOTE: 7-0

11a. 87.273C

(Scott)

HARRISON AND BEALE STREETS, northwest corner, Lot 1 and a portion of Lot 1B, Assessor's Block 3747 - Request for authorization of Conditional Use to allow construction of a 200-unit residential structure above a five-story parking/residential/retail base within an RC-4 (Residential-Commercial Combined, High Density) district and Rincon Hill Special Use District. The project involves three exceptions under provisions of the Rincon Hill Special Use District and the San Francisco Planning Code.

CONTINUED TO DECEMBER 10, 1987

VOTE: 7-0

THE COMMISSION TOOK A RECESS FROM 7:05 TO 7:15 P.M.

4:00 P.M.

12. 87.392CV

(Miller)

129 GIRARD STREET, east side between Silliman and Felton Streets, Lot 26 in Assessor's Block 5925 - Request for authorization of Conditional Use to permit a RELIGIOUS FACILITY (First Tongan Free Wesleyan Church) in an RH-2 (House, Two-Family) district, also requiring a rear yard variance.

7:28 - 7:55 P.M.

III.A.856 - III.B.420

Speakers: 1. Tolovae Faagau - project sponsor. 2. Gabriel Ng - project sponsor's representative. 3. Susana Faagau - project sponsor. 4. Alfaletti Monae (pro). 5. Don Sherman (pro). 6. Doug Pitcher - attorney for project sponsor.

PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE ON DECEMBER 10, 1987.

VOTE: 7-0

13. 87.392CV (Miller)
129 GIRARD STREET, east side between Silliman and Felton Streets, Lot 26 in Assessor's Block 5925 - Request for a REAR YARD VARIANCE to legalize the use of the existing one-story rear building as a church meeting hall in an RH-2 (House, Two-Family) district. The existing rear building is entirely in the required rear yard, when the Planning Code requires an open and unobstructed rear yard equal to 45 percent of lot depth or 54 feet for the subject property measured from the rear property line.

7:28 - 7:55 P.M.

III.A.856 - III.B.420

Items 12 and 13 were heard together. See Item 12 for speakers.

PUBLIC HEARING CLOSED BY ZONING ADMINISTRATOR.

NO COMMISSION ACTION REQUIRED.

14. 87.401REC (Marsh)
2444-2470 CALIFORNIA STREET, north side between Fillmore and Steiner Streets, Lots 9 and 9A in Assessor's Block 635 - Review for consistency with the Master Plan of a proposal to acquire Lots 9 and 9A in Assessor's Block 635 for a metered parking lot to be operated by the Parking Authority.

7:25 - 7:28 P.M.

III.A.829 - 854

No public testimony received.

PASSED MOTION FINDING ACQUISITION TO BE CONSISTENT WITH
MASTER PLAN.

VOTE: 7-0

15. 87.238R (Marsh)
DIANA STREET, between Thornton and William Avenues - Review for consistency with the Master Plan of a partial street vacation of 40 feet of an unimproved portion of Diana Street for a length of 450 feet.
(Continued from Regular Meeting of October 22, 1987)

CONTINUED INDEFINITELY

VOTE: 7-0

16. 87.648C (Marsh)
3 CHARLTON COURT, east side between Laguna and Buchanan Streets, Lot 32 in Assessor's Block 542 - Request for authorization of Conditional Use to permit a BED AND BREAKFAST INN in a single-family dwelling in an RH-2 (House, Two-Family) district.

7:55 - 8:10 P.M.

III.B.427 - 663

THE COMMISSION PASSED MOTION TO ALLOW COMMISSIONER ALLEN TO ABSTAIN BY A VOTE OF 7-0.

Speakers: 1. Denise and Bob Holland - project sponsor. 2. Bob Dougherty - Union Street Association (pro). 3. Ernie Selander - project architect.

MOTION OF INTENT TO APPROVE FAILED BY A TIE VOTE OF 3-3, COMMISSIONERS BIERMAN, NAKASHIMA AND WRIGHT VOTING NO, DISAPPROVAL MOTION TO BE CONSIDERED ON DECEMBER 10, 1987.

17. 87.325C (McDonald)
897 CALIFORNIA STREET, southeast corner at Powell Street, Lot 16 in Assessor's Block 256 - Request for authorization of Conditional Use to permit CONSTRUCTION OF A 16-UNIT RESIDENTIAL STRUCTURE EXCEEDING A HEIGHT OF 40 FEET in an RM-4 (Mixed Residential, High Density) district and the Nob Hill Special Use District with a Height and Bulk designation of 65-A.
(Continued from Regular Meeting of November 12, 1987)

CONTINUED TO DECEMBER 10, 1987

VOTE: 7-0

18. (Bash)
Public hearing on proposed amendments to the San Francisco Administrative Code which add Chapter 54 to authorize Development Agreements.

8:48 - 8:50 P.M.

No public testimony received.

APPROVED AMENDED LEGISLATION, RESOLUTION #11220

VOTE: 7-0

19. 87.210D (Nixon)
543 - 45TH AVENUE, west side between Geary Boulevard and Anza Street, Lot 6 in Assessor's Block 1499 - Discretionary Review of Building Permit Application No. 8706402 for enlargement (by alteration) of a single-family structure in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of November 19, 1987)

CONTINUED TO DECEMBER 17, 1987

VOTE: 7-0

20. 87.571D (Nixon)
835 - 42ND AVENUE, west side between Cabrillo and Fulton Streets, Lot 6C in Assessor's Block 1685 - Consideration of request for Discretionary Review of Building Permit Application No. 8707657 for alteration to a single-family structure resulting in construction of an additional unit on the ground level behind the garage in an RH-2 (House, Two-Family) district.

DISCRETIONARY REVIEW REQUEST WITHDRAWN. NO ACTION REQUIRED.

21. 87.571D (Nixon)
835 - 42ND AVENUE, west side between Cabrillo and Fulton Streets, Lot 6C in Assessor's Block 1685 - Discretionary Review of Building Permit Application No. 8707657, as described above.

SEE ITEM 20.

22. 87.387D (Nixon)
858 - 44TH AVENUE, east side between Cabrillo and Fulton Streets, Lot 30B in Assessor's Block 1686 - Consideration of request for Discretionary Review of Building Permit Application No. 8707129 for alterations resulting in the addition of one story and one unit to a single-family structure in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of November 19, 1987)

Item #87.387D (Cont)

8:15 - 8:48 P.M.

III.B.690 - IV.A.293

Speakers: 1. Mr. Mah - project sponsor. 2. Victor Mar (con). 3. Maya Kohn. 4. Jonathan Bulkley (con).

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 4-3

VOTING NO: COMMISSIONERS ALLEN, KARASICK AND ROSENBLATT

23. 87.387D

(Nixon)

858 - 44TH AVENUE, east side between Cabrillo and Fulton Streets, Lot 30B in Assessor's Block 1686 - Discretionary Review of Building Permit Application No. 8707129, as described above.

(Continued from Regular Meeting of November 19, 1987)

8:15 - 8:48 P.M.

III.B.690 - IV.A.293

Items 22 and 23 were heard together. See Item 22 for speakers.

MOTION OF INTENT TO APPROVE FAILED BY A VOTE OF 3-4, COMMISSIONERS BIERMAN, HEMPHILL, NAKASHIMA AND WRIGHT DISSENTING.

PASSED MOTION OF INTENT TO DISAPPROVE, FINAL LANGUAGE ON DECEMBER 3, 1987

VOTE: 4-3

VOTING NO: COMMISSIONERS ALLEN, KARASICK AND ROSENBLATT

24. 87.418D

(Nixon)

240 - 4TH AVENUE, east side between Cornwall and Clement Streets, Lot 40 in Assessor's Block 1430 - Consideration of request for Discretionary Review of Building Permit Application No. 8707497 for construction of a four-story, three dwelling unit structure after demolition of the existing two-story, two-family structure in an RM-1 (Mixed Residential, Low Density) district.

(Continued from Regular Meeting of November 12, 1987)

9:02 - 10:00 P.M.

IV.A.296 - IV.B.272

Items 24 and 25 were heard together.

Speakers: 1. Ron Tom - project architect. 2. Tommy Lee (pro). 3. Robert Chan (pro). 4. Dinah Verby (con). 5. Jake McGoldrick (con). 6. Patricia Winston (con). 7. Gerry Stewart (con). 8. Jonathan Lindecamp (con). 9. Anthea McGoldrick (con). 10. Dick Grosboll (con). 11. W. S. McClure (con). 12. Hirosh Fukuda (con). 13. Jack Hineton. 14. Elena Saturov (con). 15. Maria Saturov (con).

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 7-0

25. 87.418D

(Nixon)

240 - 4TH AVENUE, east side between Cornwall and Clement Streets, Lot 40 in Assessor's Block 1430 - Discretionary Review of Building Permit Application No. 8707497, as described above.

(Continued from Regular Meeting of November 12, 1987)

9:02 - 10:00 P.M.

IV.A.296 - IV.B.272

Items 24 and 25 were heard together. See Item 24 for speakers.

PASSED MOTION OF INTENT TO DISAPPROVE, FINAL LANGUAGE ON DECEMBER 10, 1987

VOTE: 7-0

7:00 P.M.

26. 87.437C (Hood)
3019 GEARY BOULEVARD, south side between Baker and Cook Streets, Lot 31 in Assessor's Block 1089 - Request for authorization of Conditional Use to demolish two dwelling units and replace with commercial uses in an NC-3 (Moderate-Scale Neighborhood Commercial) district.

10:00 - 10:20 P.M.

IV.B.273 - 550

Speakers: 1. Bruce Bauman - project sponsor's representative. 2. Vitaly Luskin - project sponsor.

PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE ON
DECEMBER 10, 1987.

VOTE: 7-0

THE COMMISSION TOOK A RECESS FROM 10:19 TO 10:25 P.M.

27. 87.128ECV (Hood)
2525 LOMBARD STREET, southwest corner of Lombard and Divisadero Streets, Lots 1 and 18 in Assessor's Block 936 - Request for authorization of Conditional Use to convert nine dwelling units to 15 tourist hotel rooms in an NC-3 (Moderate-Scale Neighborhood Commercial) district, also requiring an off-street parking variance.

CONTINUED TO JANUARY 7, 1988

VOTE: 7-0

28. 87.128ECV (Hood)
2525 LOMBARD STREET, south side near Divisadero Street, Lot 18 in Assessor's Block 936 - Request for an OFF-STREET PARKING VARIANCE to legalize the conversion of a building containing nine dwelling units to a 15-room tourist hotel and to retain the existing seven off-street parking spaces that serve the building in an NC-3 (Moderate-Scale Neighborhood Commercial) district. The Planning Code requires an off-street parking ratio of 0.8 off-street spaces per guest room for a tourist hotel, or 12 spaces for the subject proposal. If the subject proposal is granted Conditional Use authorization by the City Planning Commission, a five-space parking deficiency would be created.

CONTINUED TO JANUARY 7, 1988

VOTE: 7-0

29. 87.114EC (Hood)
3624 SACRAMENTO STREET, north side between Locust and Spruce Streets, Lot 7 in Assessor's Block 1011 - Request for authorization of Conditional Use to convert one second-story and one third-story dwelling unit to commercial usage in the Sacramento Street Neighborhood Commercial District.
(Continued from Regular Meeting of October 29, 1987)

Item #87.114EC (Cont)

10:25 - 11:40 P.M.

IV.B.558 - V.A.711

Speakers: 1. Wayne Rieke - project sponsor's representative. 2. Anne-Liese Luebchow - project sponsor. 3. Howard Gillis (pro). 4. Marlene Kushner (pro). 5. Sherry Newman (pro). 6. Martin Block (pro). 7. Sacha Bunge (pro). 8. Anthony Lacavera (pro). 9. Merv Silberberg (pro). 10. James Ream - Presidio Heights Association of Neighbors (con). 11. Jane Burrows (pro). 12. Sylvia Bunschoft (con). 13. Margaret Moore - Presidio Heights Association of Neighbors, President (con). 14. Steve Atkinson - attorney for project sponsor. 15. Barry Bunschoft (con).

DISAPPROVED, MOTION #11221

VOTE: 5-1

VOTING NO: COMMISSIONER NAKASHIMA

ABSENT: COMMISSIONER WRIGHT

30. 87.700CE

(Badiner)

111 CHESTNUT STREET, parcel bounded by Chestnut, Winthrop, Lombard and Montgomery Streets, Lot 15 in Assessor's Block 60 - Request for modification of a previously approved Conditional Use authorization to alter the number of dwelling units in a C-2 (Community Business) district and an 84-E Height and Bulk District. The project was approved for 264 dwelling units and the proposal is to reconfigure the units to eliminate 22 two-bedroom units and two three-bedroom units and to add 41 one-bedroom units and one studio unit, for a total of 282 dwelling units, and to increase the parking to 227 spaces.

7:19 - 7:21 P.M.

III.A.774 - 800

Speaker: Galen Dong (con).

THE COMMISSION PASSED A MOTION TO ALLOW COMMISSIONER BIERMAN TO ABSTAIN BY A VOTE OF 7-0.

APPROVED WITH CONDITIONS, MOTION #11219

VOTE: 6-0

ABSTAINED: COMMISSIONER BIERMAN

31. 87.335CE

(Badiner)

959 POWELL STREET, west side of Powell Street between Sacramento and Clay Streets with frontage on Sacramento Street and Wetmore Street, Lots 2, 6, 7, 22, 23, 24 and 32 in Assessor's Block 223 - Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for a 99-unit residential complex in an RC-4 (Residential-Commercial Combined, High Density), RM-3 (Residential Mixed, Medium Density), and RM-4 (Residential Mixed, High Density) districts and 105-D and 85-D Height and Bulk Districts. The project consists of a 71-unit, 105-foot high building on Powell Street, 22-unit, 60-foot high building on Wetmore Street and the retention of six units in two buildings on Sacramento Street. The project requires Conditional Use authorization to exceed 40 feet in a residential district and for exceptions to the rear yard, side yard, and bulk requirements.

TO DEPT.

JAN 5 1988

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Item #87.335CE (Cont)

11:40 - 12:15 A.M.

V.A.727 - V.B.365

Speakers: 1. Dorothy Dana - Nob Hill Neighbors. 2. Haig Mardikian - project sponsor. 3. George Ivelich - project architect. 4. Steve Wong (con).

APPROVED WITH CONDITIONS, MOTION #11222

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

Adjourned: 12:15 A.M.

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12/10/87

S U M M A R Y
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
DECEMBER 10, 1987
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

JAN 12 1988

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NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A.013 - I.B.479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, Rosenblatt and Wright.

1:30 P.M.

THE MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 1:35 P.M.

Staff in attendance: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Barbara Sahm, Jim Miller, Betsy Bateson, Ivan Christie, Larry McDonald, Larry Badiner, Gerald Green, Vincent Marsh, Jim Nixon and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

1.

(Shotland)

Informational presentation by the staff of the Golden Gate National Recreation Area (GGNRA) on the GGNRA's Presidio Bayfront Plan and proposed relocation of the GGNRA Central Maintenance Facility near Fort Point.

1:35 - 2:23 P.M.

I.A.005 - 728

Doug Nadeau, Chief of Planning and Technical Services for the Golden Gate National Recreation Area, and Greg Moore of the Golden Gate National Parks Association, presented a proposal to relocate an existing maintenance facility and the proposed Presidio Bayfront Plan. In addition, Bryan O'Neill, Superintendent for GGNRA, explained the factors affecting and funding for the relocation of the maintenance facility from Pier 1 to the area near Fort Point. Dave Warner of the Presidio of San Francisco's Planning Office also commented on the Presidio Master Plan preparation and timetable.

Mr. Passmore reported that on December 7, the Board approved two planning matters: the Bernal Heights Special Use District, and the Freeze Order on residential demolitions and major alterations. The freeze order was amended to apply only to RH-1 and RH-2 zoned areas, and to replace the major alterations definition with another definition which described them as that having the same effect as a demolition.

B. COMMISSIONERS' QUESTIONS AND MATTERS

The Commission unanimously passed RESOLUTION #11222A honoring Joseph Fitzpatrick on his retirement from the Department of City Planning.

C. PUBLIC COMMENT

2:40 - 2:55 P.M. I.A.860 - I.B.283
I.B.664 - 723
Gordon Chin of the Chinatown Resource Center asked the Commission to reopen the public hearing on the 959 Powell project. After discussion, the Commission considered a motion to rehear the Conditional Use authorization. The motion failed by a vote of 3-4, Commissioners Hemphill, Karasick, Rosenblatt and Wright dissenting.

D. ITEMS TO BE CONTINUED

2. 87.346D (Berkowitz)
832 NOE STREET, west side between Hill and 21st Streets, Lot 6 in Assessor's Block 3622 - Consideration of request for Discretionary Review of Building Permit Application Nos. 8705079 and 8705080 for the demolition of a two-story, single family dwelling unit and the CONSTRUCTION OF A THREE-STORY, TWO DWELLING UNIT BUILDING in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of November 5, 1987)
(Proposed for continuation to January 7, 1988)

CONTINUED TO JANUARY 7, 1988

VOTE: 7-0

3. 87.346D (Berkowitz)
832 NOE STREET, west side between Hill and 21st Streets, Lot 6 in Assessor's Block 3622 - Discretionary Review of Building Permit Application Nos. 8705079 and 8705080, as described above.
(Continued from Regular Meeting of November 5, 1987)
(Proposed for continuation to January 7, 1988)

CONTINUED TO JANUARY 7, 1988

VOTE: 7-0

4. 87.635C (Casey)
3650-3664 SACRAMENTO STREET, northeast side between Spruce and Locust Streets, Lot 11 in Assessor's Block 1011 - Request for authorization of Conditional Use to allow conversion of former residential living space to current commercial office space in the Sacramento Street Neighborhood Commercial District (NCD).
(Proposed for continuation to January 7, 1988)

CONTINUED TO JANUARY 7, 1988

VOTE: 7-0

5. 87.482C (Casey)
1655 - 46TH AVENUE, west side between Lawton and Moraga Streets, Lot 14 in Assessor's Block 1897 - Request for authorization of Conditional Use to permit construction of an addition approximately 25 ft. by 40 ft. to the rear of a single family house for the expansion of an existing day care center in an RH-1 (House, One-Family) district.
(Proposed for continuation to January 7, 1988)

CONTINUED TO JANUARY 7, 1988

VOTE: 7-0

6. 87.609D (Nixon)
365 - 30TH AVENUE, west side between California and Clement Streets, Lot 8 in Assessor's Block 1403 - Consideration of request for Discretionary Review of Building Permit Application No. 8707797, proposing the addition of one story to the existing single family structure in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of November 19, 1987)
(Proposed for continuation to January 7, 1988)

CONTINUED TO JANUARY 7, 1988

VOTE: 7-0

7. 87.609D (Nixon)
365 - 30TH AVENUE, west side between California and Clement Streets, Lot 8 in Assessor's Block 1403 - Discretionary Review of Building Permit Application No. 8707797, as described above.
(Continued from Regular Meeting of November 19, 1987)
(Proposed for continuation to January 7, 1988)

CONTINUED TO JANUARY 7, 1988

VOTE: 7-0

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

8. 87.386D (Nixon)
544 - 2ND AVENUE, east side between Anza and Balboa Streets, Lot 38 in Assessor's Block 1544 - Consideration of final language to APPROVE Building Permit Application No. 8706021 for an alteration resulting in the addition of one dwelling unit after major alteration to the existing three-story, single family structure in an RH-2 (House, Two-Family) district.
(Public Hearing Closed and Continued from Regular Meeting of December 3, 1987)

APPROVED WITH CONDITIONS, MOTION #11223

VOTE: 7-0

9. 87.439C (Miller)
2120 BROADWAY, north side between Buchanan and Webster Streets, a through lot to Vallejo Street, Lot 24 in Assessor's Block 565 - Consideration of final language to APPROVE the authorization of Conditional Use to permit a PLANNED UNIT DEVELOPMENT (PUD) for additions to and EXPANSION OF A PRIVATE ELEMENTARY SCHOOL (the Hamlin

Item #87.439C (Cont)

School) within an RH-2 (House, Two-Family) district. Total net new building floor area would be 5,350 square feet devoted to a relocated library and to classrooms.

(Public Hearing Closed and Continued from Regular Meeting of December 3, 1987)

Kate Herman, representing Hamlin School, requested changes to conditions of approval regarding the height of the proposed building, white curb space, occupancy and other conditions from a "Parties, Parties, Parties" document. The Commission amended the conditions to delete Subsection (E) of Condition #5.

APPROVED WITH AMENDED CONDITIONS, MOTION #11224

VOTE: 7-0

10. 87.392CV

(Miller)

129 GIRARD STREET, east side between Silliman and Felton Streets, Lot 26 in Assessor's Block 5925 - Consideration of final language to APPROVE the authorization of Conditional Use to permit a RELIGIOUS FACILITY (First Tongan Free Wesleyan Church) in an RH-2 (House, Two-Family) district, also requiring a rear yard variance.
(Public Hearing Closed and Continued from Regular Meeting of December 3, 1987)

CONTINUED TO DECEMBER 17, 1987

VOTE: 7-0

11. 87.648C

(Marsh)

3 CHARLTON COURT, east side between Laguna and Buchanan Streets, Lot 32 in Assessor's Block 542 - Consideration of final language to DISAPPROVE the authorization of Conditional Use to permit a BED AND BREAKFAST INN in a single family dwelling in an RH-2 (House, Two-Family) district.
(Public Hearing Closed and Continued from Regular Meeting of December 3, 1987)

APPROVAL MOTION FAILED - APPLICATION DISAPPROVED,
MOTION #11225

VOTE: 3-3

VOTING NO: COMMISSIONERS BIERMAN, KARASICK AND NAKASHIMA
ABSTAINED: COMMISSIONER ALLEN

12. 87.387D

(Nixon)

858 - 44TH AVENUE, east side between Cabrillo and Fulton Streets, Lot 30B in Assessor's Block 1686 - Consideration of final language to DISAPPROVE Building Permit Application No. 8707129 for alterations resulting in the addition of one story and one unit to a single family structure in an RH-2 (House, Two-Family) district.
(Public Hearing Closed and Continued from Regular Meeting of December 3, 1987)

DISAPPROVED, MOTION #11226

VOTE: 4-3

VOTING NO: COMMISSIONERS ALLEN, KARASICK AND ROSENBLATT

13. 87.418D (Nixon)
240 - 4TH AVENUE, east side between Cornwall and Clement Streets, Lot 40 in Assessor's Block 1430 - Consideration of final language to DISAPPROVE Building Permit Application No. 8707497 for construction of a four-story, three dwelling unit structure after demolition of the existing two-story, two-family structure in an RM-1 (Mixed Residential, Low Density) district.
(Public Hearing Closed and Continued from Regular Meeting of December 3, 1987)

CONTINUED TO DECEMBER 17, 1987

VOTE: 7-0

14. 87.437C (Hood)
3019 GEARY BOULEVARD, south side between Baker and Cook Streets, Lot 31 in Assessor's Block 1089 - Consideration of final language to APPROVE the authorization of Conditional Use to demolish two dwelling units and replace with commercial uses in an NC-3 (Moderate-Scale Neighborhood Commercial) district.
(Public Hearing Closed and Continued from Regular Meeting of December 3, 1987)

APPROVED WITH CONDITIONS, MOTION #11227

VOTE: 7-0

F. REGULAR CALENDAR

15. 87.701T (Scott)
Consideration of proposed amendments to the City Planning Code Section 124(a) to reduce the basic floor area ratio limits in C-M districts from 9 to 1 to 5 to 1 and to delete basic floor area ratio limits in C-2-C and C-3-C districts. The proposed text amendments also include deletion of provisions in Section 124(c) related to lots nearer to C-3 districts than to any R district.

3:30 - 3:33 P.M.

I.B.784 - 822

No public testimony received.

APPROVED, RESOLUTION #11228

THE COMMISSION TOOK A RECESS FROM 3:33 TO 3:50 P.M.

16. 87.430C (Nishimura)
1465 AND 1469 VAN DYKE AVENUE, between Keith and Jennings Streets, Lot 13 in Assessor's Block 4829 - Request for authorization of Conditional Use to extend the termination date for an additional five (5) years of a non-conforming drayage use in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of October 15, 1987)

CONTINUED TO MARCH 17, 1988

VOTE: 7-0

17. 87.651E (Christie)
Appeal of Preliminary Negative Declaration on proposed CITY-WIDE RESIDENTIAL DEMOLITION MORATORIUM - Interim Controls: Proposed twelve-month interim zoning controls which would prohibit the demolition of any residential structure and prohibit any major alteration of a residential structure.
(Continued from Regular Meeting of November 19, 1987)

3:50 - 4:20 P.M.

I.B.825 - II.A.447

Speakers: 1. Robert Bossi - Structural Engineers Association of Northern California (pro-appeal). 2. Joe O'Donoghue - Residential Builders Association (pro-appeal). 3. Jerry Klein (pro-appeal). 4. Henry Shapiro (pro-appeal).

PASSED MOTION TO CLOSE PUBLIC HEARING AND CONTINUE TO DECEMBER 17, 1987

VOTE: 7-0

PASSED MOTION ASKING DIRECTOR OF PLANNING TO PREPARE LETTER TO BOARD OF SUPERVISORS ADVISING THEM OF COMMISSION'S CONCERNS ABOUT PROPOSED MORATORIUM

VOTE: 6-1

VOTING NO: COMMISSIONER BIERMAN

18. 87.325C (McDonald)
897 CALIFORNIA STREET, southeast corner at Powell Street, Lot 16 in Assessor's Block 256 - Request for authorization of Conditional Use to permit CONSTRUCTION OF A 16-UNIT RESIDENTIAL STRUCTURE EXCEEDING A HEIGHT OF 40 FEET in an RM-4 (Mixed Residential, High Density) district and the Nob Hill Special Use District with a height and bulk designation of 65-A.
(Continued from Regular Meeting of December 3, 1987)

4:20 - 5:25 P.M.

II.A.448 - II.B.457

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speakers: 1. Vincent Tai - project architect. 2. Gordon Lau - project sponsor's representative. 3. J. M. Fox - University Club (con). 4. Dorothy Dana - Nob Hill Neighbors (con). 5. David Minkus - Stanford Court Hotel (con). 6. Norman Rolfe (con). 7. Michael Crowe (con). 8. Jack Vetterlie - Nob Hill Association (con). 9. John Cameron - Stanford Court Hotel. 10. Bill McCormick (con). 11. Michael Burke (con).

PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE ON DECEMBER 17, 1987

VOTE: 4-2

VOTING NO: COMMISSIONERS BIERMAN AND WRIGHT

ABSENT: COMMISSIONER HEMPHILL

19. 87.273C (Scott)
HARRISON AND BEALE STREETS, northwest corner, Lot 1 and a portion of Lot 1B in Assessor's Block 3747 - Request for authorization of Conditional Use to allow construction of a 200-unit residential structure above a five story parking/residential/retail base within an RC-4 (Residential-Commercial Combined, High Density) district and

Item #87.273C (Cont)

Rincon Hill Special Use District. The project involves three exceptions under provisions of the Rincon Hill Special Use District and the San Francisco Planning Code.

(Continued from Regular Meeting of December 3, 1987)

5:30 - 6:15 P.M.

II.B.552 - III.A.274

Speakers: 1. Joseph Patillo - project sponsor's representative. 2. Piero Patri - project architect. 3. Gary Somosky (con). 4. Terry O'Hara - EIP Associates, shadow study consultants. 5. John Shirley - representative for 375 Fremont tenants and owner. 6. Alice Carey - Rin Ten Ten (con). 7. Gene De Mar - Rin Ten Ten (con). 8. Walter Caplan - attorney for Rin Ten Ten.

CONTINUED TO DECEMBER 17, 1987

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

4:00 P.M.

20. 87.524C

(Green)

1520 AND 1522 LOMBARD STREET, north side between Franklin and Gough Streets, Lot 48 in Assessor's Block 497 - Request for authorization of Conditional Use to reduce the amount of required parking for dwelling units within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to legalize an existing three (3) unit residential building by reducing the amount of required off-street parking from three (3) to one (1).

6:15 - 6:25 P.M.

III.A.279 - 440

Speakers: 1. Harry O'Brien - project sponsor's representative. 2. Mary Boscacci - project sponsor.

PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE ON
DECEMBER 17, 1987

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

21. 87.659C

(Green)

1339-1341 TARAVAL STREET, south side between 23rd and 24th Avenues, Lot 28 in Assessor's Block 2402 - Request for authorization of Conditional Use to establish a Veterinary Clinic defined by Section 790.6 of the City Planning Code as an Animal Hospital within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to install a Veterinary Clinic for cats only in a space formerly occupied by a dog grooming shop in approximately 1,360 square feet of floor area.

6:25 - 6:27 P.M.

III.A.441 - 454

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11229

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

22. 87.490C (Green)
2200 MISSION STREET, southwest corner of 18th Street, Lot 1 in Assessor's Block 3589 - Request for authorization of Conditional Use to establish a fee auto parking lot defined by Section 790.8 of the City Planning Code as an Automobile Parking commercial activity on a lot over 10,000 square feet within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to create a public parking lot (with attendant) with twenty-four (24) parking spaces to the rear of 2200 Mission Street on a lot 13,600 square feet in size (the parking lot will occupy approximately 10,948 square feet of the total lot).

6:27 - 6:29 P.M.

III.A.455 - 495

Speaker: John English.

APPROVED WITH CONDITIONS, MOTION #11230

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

23. 87.380C (Marsh)
1836 DIVISADERO STREET, east side between Pine and Bush Streets, Lot 18 in Assessor's Block 1050 - Request for authorization of Conditional Use to permit demolition of a dwelling unit in a two-story building located within an NC-2 (Small-Scale Neighborhood Commercial) district and to permit a new building containing approximately 3,600 square feet of commercial space on two levels and a residential unit on the third level which seeks to waive the off-street parking requirement pursuant to Section 161(j) of the City Planning Code.

6:29 - 6:34 P.M.

III.A.496 - 565

Speakers: 1. Mary Jane Staymates - Western Addition Neighborhood Association (pro). 2. Sherry So (con). 3. Calvin Lau.

APPROVED WITH CONDITIONS, MOTION #11231

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

24. 87.414D (Nixon)
623 - 22ND AVENUE, west side between Balboa and Cabrillo Streets, Lot 3 in Assessor's Block 1622 - Consideration of request for Discretionary Review of Building Permit Application No. 8706937, proposing the addition of one floor and one dwelling unit to the existing one-story-over-garage single family structure in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of November 19, 1987)

6:35 - 6:55 P.M.

III.A.571 - 832

Speakers: 1. Bob Clarke (con). 2. Lois Miyashiro - Richmond Residents Council (con). 3. Patricia Tobin (con).

CONTINUED TO DECEMBER 17, 1987

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

25. 87.414D (Nixon)
623 - 22ND AVENUE, west side between Balboa and Cabrillo Streets,
Lot 3 in Assessor's Block 1622 - Discretionary Review of Building
Permit Application No. 8706937, as described above.
(Continued from Regular Meeting of November 19, 1987)

CONTINUED TO DECEMBER 17, 1987
ABSENT: COMMISSIONER HEMPHILL

VOTE: 6-0

26. 86.51C (Miller)
1251 - 2ND AVENUE, southwest corner of Hugo Street, Lot 1 in
Assessor's Block 1751 - City Planning Commission - mandated
eight-month review of the Elizabeth Fry Center (a residential care
facility for up to ten women plus children) for compliance with the
Commission established conditions and to determine the desirability
of the continued operation of the Center beyond that specified period.

5:25 - 5:30 P.M.

II.B.458 - 539

Speakers: 1. Deborah Haffner - Director of Elizabeth Frye Center.
2. Shawn Shields.
NO COMMISSION ACTION REQUIRED.

27. 87.629EC (Miller)
401-445 - 9TH STREET AND 1255-1275 HARRISON STREET, east corner of
the intersection of Ninth and Harrison Streets, also with frontage on
the McLea Court, Lots 53, 54 and 62 in Assessor's Block 3757 -
Request for authorization of Conditional Use to permit A PLANNED UNIT
DEVELOPMENT (PUD) for an expansion of the Salvation Army Complex to
consist of a TEMPORARY EMERGENCY SHELTER FOR HOMELESS FAMILIES with
30 guestrooms, two dwelling units for live-in staff and 25 off-street
parking spaces in an M-1 (Light Industrial) district and within the
SLI (Service/Light Industrial) district under the South of Market
Interim Controls.

CONTINUED TO JANUARY 7, 1988

VOTE: 7-0

28. 87.168D (Berkowitz)
820 DOLORES STREET, west side between 21st and 22nd Streets, Lots 94
and 95 in Assessor's Block 3619 - Consideration of request for
Discretionary Review of Building Permit Application No. 8701648 for
the CONSTRUCTION OF A DECK AND A FENCE in an RH-3 (House,
Three-Family) district.
(Continued from Regular Meeting of November 5, 1987)

DISCRETIONARY REVIEW REQUEST WITHDRAWN.
NO COMMISSION ACTION REQUIRED.

29. 87.168D

(Berkowitz)

820 DOLORES STREET, west side between 21st and 22nd Streets, Lots 94 and 95 in Assessor's Block 3619 - Discretionary Review of Building Permit Application No. 8701648, as described above.
(Continued from Regular Meeting of November 5, 1987)

DISCRETIONARY REVIEW REQUEST WITHDRAWN.
NO COMMISSION ACTION REQUIRED.

Adjourned: 9:25 P.M.

CPC 222

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#21

12/17/87

S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
DECEMBER 17, 1987
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

JAN 12 1988

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NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A.013 - I.B.479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, Rosenblatt and Wright.

1:30 P.M.

THE MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 1:45 P.M.

Staff in attendance: Dean Macris - Director of Planning, George Williams - Assistant Director for Plans and Programs, Robert Passmore - Zoning Administrator, Sharon Rogers, Jim Miller, Ivan Christie, David Hood, Betsy Bateson, Lois Scott, Paul Deutsch, Paul Lord, Irene Nishimura, Gerald Green, Larry Badiner, Jim Nixon and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

B. COMMISSIONERS' QUESTIONS AND MATTERS

1. Consideration of letter to the Board of Supervisors regarding the proposed City-wide Residential Demolition Moratorium.

1:45 - 1:55 P.M.

I.A.023 - 260

The letter expressed the Commission's opposition to the proposed moratorium and the reasons therefore.

PASSED MOTION APPROVING LETTER AS DRAFTED

VOTE: 6-1

VOTING NO: COMMISSIONER BIERMAN

C. PUBLIC COMMENT

Speaker: Turner Brashear - representative for neighbor of 129 Girard.

D. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

2. 85.649CEZR (Rogers)
701 FREDERICK STREET, south side between Willard Street and Arguello Boulevard, Lot 34 in Assessor's Block 1265, site of the old Polytechnic High School which occupied the center of the block

Item #85.649CEZR (Cont)

bounded by Frederick and Carl Streets - Consideration of final language to APPROVE the authorization of Conditional Use to permit a PLANNED UNIT DEVELOPMENT (PUD) of 114 dwelling units on a lot having 114,750 square feet and proposing an EXCEPTION FROM THE PLANNING CODE REQUIREMENTS FOR REAR YARDS in an RH-3 (House, Three-Family) district with a 40-X Height and Bulk designation.

(Public Hearing Closed and Continued from Regular Meeting of December 3, 1987)

The Commission unanimously passed a motion to allow Commissioner Bierman to abstain.

APPROVED WITH CONDITIONS, MOTION #11232

VOTE: 6-0

ABSTAINED: COMMISSIONER BIERMAN

3. 87.392CV (Miller)

129 GIRARD STREET, east side between Silliman and Felton Streets, Lot 26 in Assessor's Block 5925 - Consideration of final language to APPROVE the authorization of Conditional Use to permit a RELIGIOUS FACILITY (First Tongan Free Wesleyan Church) in an RH-2 (House, Two-Family) district, also requiring a rear yard variance.

(Public Hearing Closed and Continued from Regular Meeting of December 10, 1987)

Speakers: 1. Turner Brashear (con). 2. Fred Coleman (con). 3. Douglas Pitchford - attorney for First Tongan Free Wesleyan Church.

PASSED MOTION TO REOPEN PUBLIC HEARING AND CONTINUE TO JANUARY 21, 1988

VOTE: 7-0

4. 87.418D (Nixon)

240 - 4TH AVENUE, east side between Cornwall and Clement Streets, Lot 40 in Assessor's Block 1430 - Consideration of final language to DISAPPROVE Building Permit Application No. 8707497 for construction of a four-story, three dwelling unit structure after demolition of the existing two-story, two family structure in an RM-1 (Mixed Residential, Low Density) district.

(Public Hearing Closed and Continued from Regular Meeting of December 10, 1987)

DISAPPROVED, MOTION #11233

VOTE: 7-0

5. 87.325C (McDonald)

897 CALIFORNIA STREET, southeast corner at Powell Street, Lot 16 in Assessor's Block 256 - Consideration of final language to APPROVE authorization of Conditional Use to permit CONSTRUCTION OF A 16-UNIT RESIDENTIAL STRUCTURE EXCEEDING A HEIGHT OF 40 FEET in an RM-4 (Mixed Residential, High Density) district and the Nob Hill Special Use District with a Height and Bulk designation of 65-A.

(Public Hearing Closed and Continued from Regular Meeting of December 10, 1987)

Item #87.325C (Cont)

The Commission unanimously passed a motion to allow Commissioner Hemphill to abstain.

APPROVED WITH CONDITIONS, MOTION #11234

VOTE: 4-2

VOTING NO: COMMISSIONERS BIERMAN AND WRIGHT

ABSTAINED: COMMISSIONER HEMPHILL

6. 87.524C (Green)
1520 AND 1522 LOMBARD STREET, north side between Franklin and Gough Streets, Lot 48 in Assessor's Block 497 - Consideration of final language to APPROVE authorization of Conditional Use to reduce the amount of required parking for dwelling units within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to legalize an existing three (3) unit residential building by reducing the amount of required off-street parking from three (3) to one (1).

(Public Hearing Closed and Continued from Regular Meeting of December 10, 1987)

The Commission unanimously passed a motion to allow Commissioner Hemphill to abstain.

APPROVED WITH CONDITIONS, MOTION #11235

VOTE: 6-0

ABSTAINED: COMMISSIONER HEMPHILL

E. ITEMS TO BE CONTINUED

7. 85.533ZT (Bateson)
MID-MARKET AREA, generally bounded on the west by Ninth Street, on the east by Fifth Street, on the north by Market Street, and on the south by Mission and Natoma Streets - Consideration of permanent controls including amendments to the Zoning Map and City Planning Code text to reclassify the Height and Bulk Districts for portions of Assessor's Blocks 3701, 3702, 3703, 3704 and 3725 located therein from 90-X, 120-X, 120-F, 150-S, 160-F, 180-S and 240-S to 65-X - 105-E, 90-X, 90-X - 120-F and 90-X - 150-F; and amending the text of the City Planning Code by adding Sections 263.11 and 296 to provide for exceptions to the base height limits in the Mid-Market area and for height restrictions on structures shading United Nations Plaza.
(Public Hearing Closed and Continued from Regular Meeting of October 29, 1987)

(Proposed for continuation to January 14, 1988)

CONTINUED TO JANUARY 14, 1988

VOTE: 7-0

8. 85.237ETZ (Montana)
SOUTH OF MARKET AREA, Area generally bounded by Mission, Duboce Avenue/Thirteenth, Townsend and First Streets, excluding the area of Yerba Buena Center, and including Assessor's Blocks 3515 through 3525, 3528, 3726 through 3732, 3753 through 3762, 3775 through 3779, 3784 through 3788 and portions of Assessor's Blocks 3509, 3510, 3511, 3703, 3704, 3725, 3726, 3733, 3749, 3750, 3752, 3763, 3764, 3774, 3780, 3781 and 3789 - Consideration of an EXTENSION TO INTERIM

Item #85.237ETZ (Cont)

ZONING CONTROLS for a six-month period beyond the current 18-month period which will expire in April 1988 for the South of Market area. The six-month extension would continue the present interim controls in effect for a period up to but not exceeding 24 months as provided pursuant to Section 306.7(h) of the City Planning Code.
(Proposed for continuation to January 7, 1988)

CONTINUED TO JANUARY 7, 1988

VOTE: 7-0

9. 87.696C

(Green)

1501 FOLSOM STREET, southwest corner of 11th Street, Lot 1 in Assessor's Block 3521 - Request for authorization of Conditional Use to allow expansion of an existing bar and place of entertainment within an M-1 (Light Industrial) district and the Interim South of Market Housing/Service/Light Industrial District. The proposal is to increase the total floor area of the existing establishment from approximately 1,443 square feet to 2,219 square feet to allow installation of a new and larger performance stage, another bar service area, additional customer area, and new storage space.
(Proposed for continuation to January 7, 1988)

CONTINUED TO JANUARY 7, 1988

VOTE: 7-0

E. REGULAR CALENDAR

10. 86.149E

(Christie)

2200 FUNSTON AVENUE, between Rivera Street and San Marcos Avenue, Lot 27 in Assessor's Block 2336 - Certification of the Final Environmental Impact Report on the proposed zoning reclassification from P (Public Use) to RH-1 (House, One-Family) zoning, involving the subdivision of the parcel into 33 residential lots, and construction of 33 single-family homes.

4:10 - 4:12 P.M.

II.A.116 - 182

5:00 - 5:04 P.M.

II.A.836 - 879

NOTE: A certified court reporter was present. An official Transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speaker: Gordon Lau - project sponsor's representative.

A motion to certify the Environmental Impact Report failed by a vote of 3-3, Commissioners Allen, Bierman and Hemphill dissenting, and Commissioner Rosenblatt absent. The Commission then passed a motion to rescind their vote by a 6-0 vote, Commissioner Rosenblatt absent. Upon Commissioner Rosenblatt's return, the Commission took the following action.

APPROVED ENVIRONMENTAL IMPACT REPORT CERTIFICATION,
MOTION #11242

VOTE: 6-1

VOTING NO: COMMISSIONER BIERMAN

11. 87.651E (Christie)
Appeal of Preliminary Negative Declaration on proposed CITY-WIDE RESIDENTIAL DEMOLITION MORATORIUM - Interim Controls: Proposed twelve-month interim zoning controls which would prohibit the demolition of any residential structure and prohibit any major alteration of a residential structure.
(Public Hearing Closed and Continued from Regular Meeting of December 10, 1987)
- 2:20 - 2:25 P.M. I.A.579 - 633
SUSTAINED NEGATIVE DECLARATION/DENIED APPEAL,
MOTION #11236 VOTE: 7-0
12. 87.397C (Hood)
239 CHESTER AVENUE, east side between Payson Street and Palmetto Avenue, Lot 31 in Assessor's Block 7129 - Request for authorization of Conditional Use to permit the subdivision of one lot into two lots, one of which would have a width less than the Code required width of 25 feet and could contain only a single-family house.
(Continued from Regular Meeting of November 19, 1987)
- 2:25 - 2:27 P.M. I.A.636 - 669
No public testimony received.
APPROVED WITH CONDITIONS, MOTION #11237 VOTE: 7-0
13. 87.733ME (Williams/Bateson)
Consideration of various amendments to the Master Plan, which recognize existing Master Plan objectives and policies, delete obsolete or redundant provisions to reflect more current information or the subsequent adoption of related elements or area plans and incorporate existing policies from other local agencies or departments. The amendments would also add a new introduction to the Master Plan and a Land Use Index which cross-references the various Master Plan policies related to land use.
- 2:27 - 2:55 P.M. I.A.670 - I.B.200
Speakers: 1. Sue Hestor (con). 2. John Bardis (con).
APPROVED, RESOLUTION #11238 VOTE: 7-0
14. 87.792T (Scott)
AUTOMOTIVE SPECIAL USE DISTRICT - RESOLUTION OF INTENT TO INITIATE text amendment to Section 237 of the City Planning Code to delete provisions for floor area ratio limits of 10.0 to 1 in the Automotive Special Use District. (Note: This item does not involve taking action on the amendment but provides for a future public hearing.)
- 2:55 - 2:58 P.M. I.B.205 - 256
APPROVED, RESOLUTION #11239 VOTE: 7-0

15. 82.392ETZM (Deutsch)
VAN NESS AVENUE PLAN AND REZONING, Area generally including Van Ness Avenue from McAllister to Bay Streets - Certification of the Final Environmental Impact Report on the VAN NESS AREA PLAN and implementing PERMANENT ZONING CONTROLS including: (1) amendments to the City Planning Code and Zoning Map to establish a Van Ness Avenue Special Use District, to reclassify from C-2 (Community Business) to RC-4 (Residential-Commercial, High Density), and to reclassify Height and Bulk Districts from 130-E and 105-D to 130-V or 80-D for Van Ness Avenue generally from McAllister Street to Broadway; (2) amendments to the Zoning Map to reclassify Van Ness Avenue generally from Broadway to Bay Street from C-2 (Community Business) to RC-3 (Residential-Commercial, Moderate Density); and (3) amendments to the text of the City Planning Code to impose various restrictions on the use of property.

2:58 - 3:00 P.M.

I.B.260 - 285

APPROVED ENVIRONMENTAL IMPACT REPORT CERTIFICATION,
MOTION #11240

VOTE: 7-0

16. 82.392EZTM (Lord)
VAN NESS AVENUE PLAN - Consideration of amendments to the Master Plan, establishing the Van Ness Avenue Plan and amending the Commerce and Industry Element, Residence Element and Urban Design Element. In addition, additions are proposed to the proposed Land Use Index of the Master Plan.

3:00 - 3:55 P.M.

I.B.289 - II.A.102

4:12 - 4:20 P.M.

II.A.183 - 305

5:40 - 6:00 P.M.

II.B.580 - 838

Items 16 - 18 were heard together.

Speakers: 1. Sue Hestor - San Franciscans for Reasonable Growth.
2. Ira Curlander - San Francisco Tomorrow. 3. Marie Jobling - Catholic Charities. 4. Preston Cook - Van Ness Avenue Association.
5. Mark Ryser - Foundation for San Francisco's Architectural Heritage. 6. Dorothy Dana - Nob Hill Neighbors. 7. Greg Holzman.
8. David Spero.

PASSED MOTION TO CLOSE PUBLIC HEARING

VOTE: 6-0

ABSENT: COMMISSIONER ROSENBLATT

The Commission discussed the issues of affordable housing and building flexibility into the Plan's 3:1 residential to commercial space requirements.

PASSED MOTION OF INTENT TO APPROVE (WITH AMENDMENTS REGARDING FLEXIBILITY IN HOUSING REQUIREMENT IF TRANSLATED DIRECTLY INTO HOUSING AFFORDABILITY), FINAL LANGUAGE ON JANUARY 7, 1988 VOTE: 7-0

17. 82.392EZTM (Lord)
VAN NESS AVENUE, Area generally bounded by Van Ness Avenue, McAllister and Bay Streets, including Assessor's Blocks 475, 694, 695 and 762, and portions of Assessor's Blocks 474, 478, 479, 498, 499, 502, 503, 522, 523, 526, 527, 546, 547, 550, 551, 570, 571, 574, 575, 594, 595, 598, 599, 618, 619, 622, 623, 642, 643, 646, 647, 666, 667, 670, 671, 690, 691, 714, 715, 718, 719, 738, 739, 742, 743, 763, 766 and 767 - Consideration of PERMANENT ZONING CONTROLS including: 1) amendments to the Zoning Map to reclassify use districts therein from C-2 (Community Business) to RC-4 (Residential-Commercial, High Density) or RC-3 (Residential-Commercial, Moderate Density), and reclassify Height and Bulk Districts from 130-E and 105-D to 130-V or 80-D; 2) amendments to the City Planning Code to establish the Van Ness Avenue Special Use District; and 3) amendments to the text of the City Planning Code to impose restrictions on the use of property, demolition of residential buildings, alteration or demolition of certain architecturally significant buildings and the use of signs, and to authorize the imposition of a building setback for specified property.
(Continued from Regular Meeting of October 15, 1987)

3:00 - 3:55 P.M.

I.B.289 - II.A.102

4:12 - 4:20 P.M.

II.A.183 - 305

5:40 - 6:00 P.M.

II.B.580 - 838

Items 16 - 28 were heard together. See Item 16 for speakers.

PASSED MOTION OF INTENT TO APPROVE WITH AMENDMENTS, FINAL LANGUAGE
ON JANUARY 7, 1988 VOTE: 7-0

18. 87.586TZE (Lord)
VAN NESS AVENUE, Area generally bounded by Van Ness Avenue, McAllister and Bay Streets - Consideration of amendments to PERMANENT ZONING CONTROLS for the Van Ness Avenue area. The proposed amendments include: 1) amendments to the Zoning Map to reclassify property located in portions of Assessor's Blocks 523, 550, 667, 691, 719, 738, 742 and 743 from C-2 (Community Business) to RC-4 (Residential-Commercial Combined, High Density) or RC-3 (Residential-Commercial Combined, Medium Density) and Van Ness Special Use District; and 2) amendments to the text of the City Planning Code to amend the off-street parking requirements for residential projects in the Van Ness Special Use District, and to amend the Van Ness Special Use District controls to include specific language on floor area ratio controls, limitations on non-residential uses parking and reduction of ground level wind currents.
(Continued from Regular Meeting of October 15, 1987)

Item #87.586TZE (Cont)

3:00 - 3:55 P.M.

I.B.289 - II.A.102

4:12 - 4:20 P.M.

II.A.183 - 305

5:40 - 6:00 P.M.

II.B.580 - 838

Items 16 - 18 were heard together. See Item 16 for speakers.

PASSED MOTION OF INTENT TO APPROVE WITH AMENDMENTS, FINAL LANGUAGE
ON JANUARY 7, 1988 VOTE: 7-0

19. 87.746T

(Horton)

Consideration of proposed amendments to Section 607.1 of the City Planning Code to increase the size and height of general advertising signs (billboards) and to change other requirements relating to billboards in Neighborhood Commercial Districts.

LEGISLATION WITHDRAWN. NO COMMISSION ACTION REQUIRED.

4:00 P.M.

20. 87.681C

(Nishimura)

649 DIAMOND STREET, northwest corner of Elizabeth Street, Lot 22 in Assessor's Block 2804 - Request for authorization of Conditional Use to operate a nonconforming small fast-food restaurant use, a delicatessen with a seating capacity for up to six persons, as defined in City Planning Code Section 790.90, in an RH-2 (House, Two-Family) district within a Limited Commercial Nonconforming Use (LCU) district.

4:20 - 4:25 P.M.

II.A.310 - 355

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11241

VOTE: 6-0

ABSENT: COMMISSIONER ROSENBLATT

21. 87.164CV/87.465CV/87.466CV

(Green)

3131 VICENTE STREET, south corner of 42nd Avenue, Lots 49, 50, 51, 52, 53 and 54 in Assessor's Block 2454 - Request for authorization of Conditional Use to resubdivide the existing six (6) lots to create three (3) lots each exceeding 5,000 square feet in size to construct three mixed use buildings within an NC-1 (Neighborhood Commercial Cluster) district. The proposal is to construct on each of the three new lots (two lots are 6,926 square feet in size and the third lot will be 7,600 square feet in size) a four (4) story building. The three buildings together would contain a total of 28 dwelling units, 7,480 square feet of commercial floor area (with three separate spaces on the ground floor of each building) and 28 parking spaces on the ground floor within the required rear yard. The proposal also requires an application for Variance to allow some of the 28 required parking spaces to be located within the required rear yard.

Item #87.164CV/87.465CV/87.466CV (Cont)

4:25 - 4:55 P.M.

II.A.363 - 779

Items 21 and 22 were heard together.

Speakers: 1. Bruce Bauman - project sponsor. 2. Howard Strassner (con). 3. Sue Hestor (con).

CONTINUED TO JANUARY 21, 1988

VOTE: 6-0

ABSENT: COMMISSIONER ROSENBLATT

22. 87.164CV/87.465CV/87.466CV

(Green)

3131 VICENTE STREET, south corner of 42nd Avenue, Lots 49, 50, 51, 52, 53 and 54 in Assessor's Block 2454 - Request for REAR YARD VARIANCE to allow the location of off-street parking in the required rear yard.

4:25 - 4:55 P.M.

II.A.363 - 779

Items 21 and 22 were heard together. See Item 21 for speakers.

CONTINUED TO JANUARY 21, 1988

VOTE: 6-0

ABSENT: COMMISSIONER ROSENBLATT

23. 87.273C

(Scott)

HARRISON AND BEALE STREETS, northwest corner, Lot 1 and a portion of Lot 1B in Assessor's Block 3747 - Request for authorization of Conditional Use to allow construction of a 200-unit residential structure above a five story parking/residential/retail base within an RC-4 (Residential-Commercial Combined, High Density) district and Rincon Hill Special Use District. The project involves three exceptions under provisions of the Rincon Hill Special Use District and the San Francisco Planning Code.

(Continued from Regular Meeting of December 10, 1987)

5:05 - 5:40 P.M.

II.A.882 - II.B.574

Speakers: 1. Joseph Petrillo - project sponsor's representative. 2. Gene De Mar - Rin Ten Ten. 3. Alice Carey - Rin Ten Ten. 4. Walter Caplan - attorney for Rin Ten Ten. 5. Sue Hestor. 6. Andy McLaughlin.

PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE ON JANUARY 7, 1988

VOTE: 7-0

24. 87.378Z

(Blazej)

1800 MISSION STREET, west side between 14th and 15th Streets and Julian Street, Lot 1 in Assessor's Block 3547 - Request for RECLASSIFICATION from a P (Public Use) district to a C-M (Heavy Commercial Use) district. The proposal is to adaptively reuse the former Mission Armory as a motion picture production facility.

6:15 - 7:25 P.M.

II.B.850 - III.B.070

Items 24 - 26 were heard together.

Speakers: 1. Richard Devine - project sponsor. 2. David Spero - North Mission Association. 3. Martin Walkazoo - Native American Health Center (pro). 4. Brian Doohan. 6. Alan McCann-Sayles - Rainbow Grocery. 7. Pat Howard. 8. Monica Flores. 9. Zane Gresham - attorney for project sponsor. 10. William Witte - Mayor's Office of Housing and Economic Development.

APPROVED, RESOLUTION #11244

VOTE: 7-0

25. 87.378A (J. Malone)
1800 MISSION STREET, State Armory and Arsenal, Lot 1 in Assessor's Block 3547, Landmark No. 108, acting on the pending recommendation of the Landmarks Preservation Advisory Board on a Certificate of Appropriateness authorizing exterior alterations to the above-referenced parcel.
6:15 - 7:25 P.M. II.B.850 - III.B.070
Items 24 - 26 were heard together. See Item 24 for speakers.
APPROVED, MOTION #11245 VOTE: 7-0
26. 87.378C (Blazej)
1800 MISSION STREET, west side between 14th and 15th Streets and Julian Street, Lot 1 in Assessor's Block 3547 - Request for authorization of Conditional Use as a PLANNED UNIT DEVELOPMENT (PUD) under Sections 303 and 304 of the City Planning Code to allow a light industrial use in excess of fifty percent of floor area and such other exceptions as may be appropriate and necessary to permit the adaptive reuse of the former Mission Armory as a motion picture production facility.
6:15 - 7:25 P.M. II.B.850 - III.B.070
Items 24 - 26 were heard together. See Item 24 for speakers.
MOTION TO APPROVE WITH CONDITIONS AS ORIGINALLY DRAFTED FAILED BY A VOTE OF 3-4, COMMISSIONERS ALLEN, HEMPHILL, KARASICK AND ROSENBLATT DISSENTING.
APPROVED WITH AMENDED CONDITIONS AND FINDINGS (CONDITION ON HOUSING/EMPLOYMENT COUNSELING BY SAN FRANCISCO TENANTS UNION SUBSIDIZED BY PROJECT SPONSOR TO BE REWORDED AS FINDING), MOTION #11243 VOTE: 7-0
27. 87.210D (Nixon)
543 - 45TH AVENUE, west side between Geary Boulevard and Anza Street, Lot 6 in Assessor's Block 1499 - Discretionary Review of Building Permit Application No. 8706402 for enlargement (by alteration) of a single family structure in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of December 3, 1987)
7:25 - 7:30 P.M. III.B.090 - 134
Speaker: Mary Hanni - project architect.
APPROVED WITH CONDITIONS, MOTION #11246 VOTE: 7-0
28. 87.193D (Nixon)
766 - 41ST AVENUE, east side between Balboa and Cabrillo Streets, Lot 11 in Assessor's Block 1604 - Discretionary Review of Demolition Permit Application No. 8703000 and Building Permit Application No. 8702999 for construction of a three-story, two dwelling unit structure after demolition of the existing structure in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of November 12, 1987)

Item #87.193D (Cont)

7:30 - 8:25 P.M.

III.B.135 - 887

Speakers: 1. Alice Barkley - project sponsor's representative. 2. Lois Miyashiro - Richmond Residents Council (con). 3. Nancy Miyashiro (con). 4. Sharon McCullough (con). 5. Brian Fewer (con). 6. Jack Woo (con). 7. Brian Keller (con). 8. Byron Chan (con). 9. Kathy Fell (con). 10. Patrick Lynch (con).

APPROVED WITH CONDITIONS, MOTION #11246

VOTE: 5-2

VOTING NO: COMMISSIONERS BIERMAN AND WRIGHT.

THE COMMISSION TOOK A RECESS FROM 8:25 TO 8:30 P.M.

29. 87.414D

(Nixon)

623 - 22ND AVENUE, west side between Balboa and Cabrillo Streets, Lot 3 in Assessor's Block 1622 - Consideration of request for Discretionary Review of Building Permit Application No. 8706937, proposing the addition of one floor and one dwelling unit to the existing one-story-over-garage single family structure in an RH-2 (House, Two-Family) district.

(Continued from Regular Meeting of December 10, 1987)

8:30 - 8:32 P.M.

III.B.891 - IV.A.004

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 7-0

30. 87.414D

(Nixon)

623 - 22ND AVENUE, west side between Balboa and Cabrillo Streets, Lot 3 in Assessor's Block 1622 - Discretionary Review of Building Permit Application No. 8706937, as described above.

(Continued from Regular Meeting of December 10, 1987)

8:32 - 8:53 P.M.

IV.A.005 - 394

Speakers: 1. Simon Yu - project sponsor's representative. 2. Bob Clarke (con). 3. Bertha Clarke (con). 4. Raymond Chow (con). 5. Kathy Wong (con).

APPROVED WITH CONDITIONS, MOTION #11248

VOTE: 4-3

VOTING NO: COMMISSIONERS BIERMAN, HEMPHILL AND NAKASHIMA

31. 87.419D

(Nixon)

2420 LAKE STREET, north side between 25th and 26th Avenues, Lot 56 in Assessor's Block 1333 - Consideration of request for Discretionary Review of Building Permit Application No. 8702602 for construction of a four-story, three residential unit structure in an RM-1 (Mixed Residential, Low Density) district and a 40-X Height and Bulk District.

8:54 - 9:25 P.M.

IV.A.395 - 765

Speakers: 1. Jonathan Lindeke (pro DR). 2. Robert Meyers - representative of neighbors. 3. John Sun - project sponsor. 4. Paul Wang - project architect.

CONTINUED TO JANUARY 14, 1988

VOTE: 7-0

32. 87.419D

(Nixon)

2420 LAKE STREET, north side between 25th and 26th Avenues, Lot 56 in
Assessor's Block 1333 - Discretionary Review of Building Permit
Application No. 8702602, as described above.

CONTINUED TO JANUARY 14, 1988

VOTE: 7-0

Adjourned: 9:25 P.M.

CPC 224

